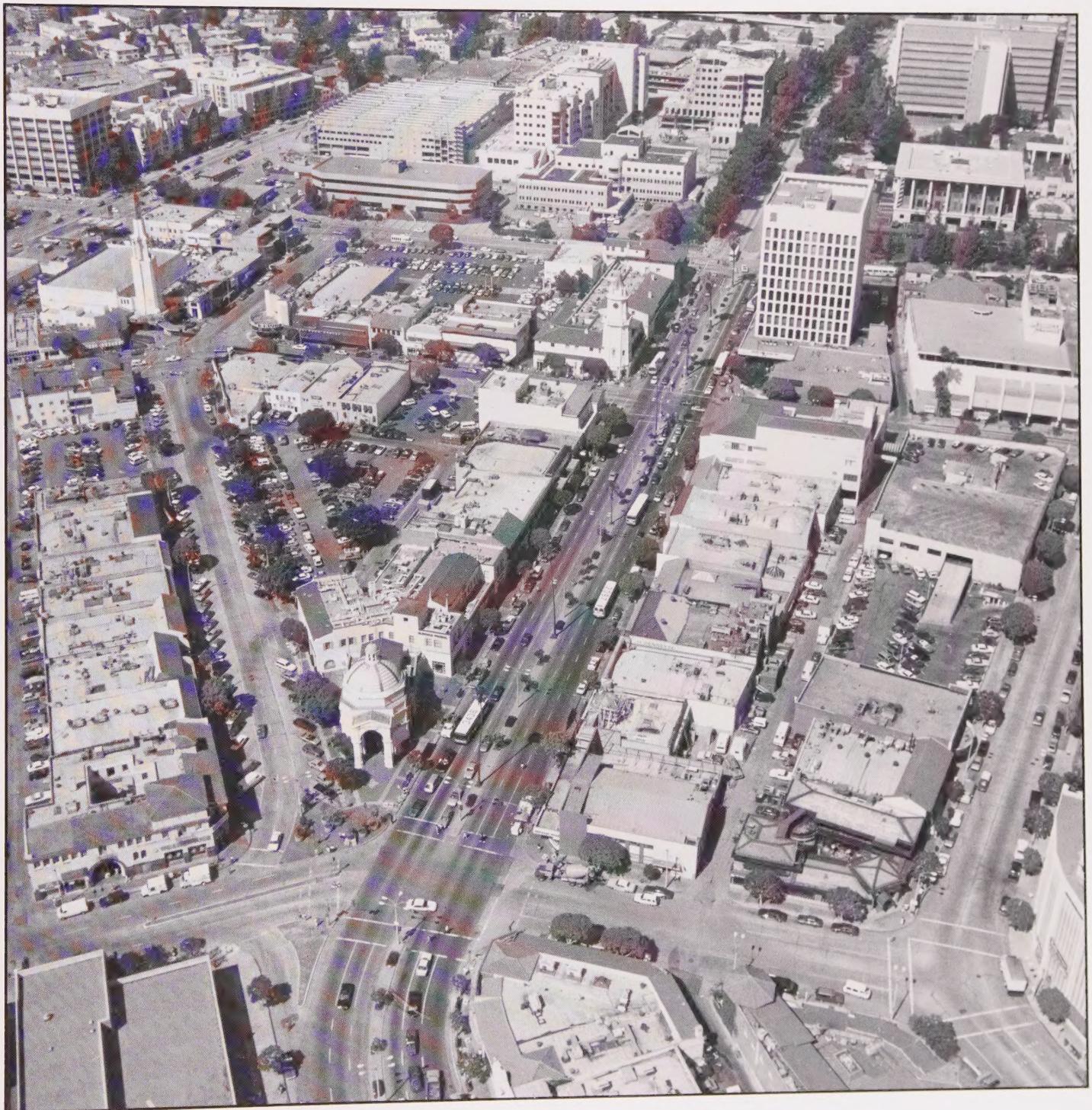


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WESTWOOD PLANS



A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES



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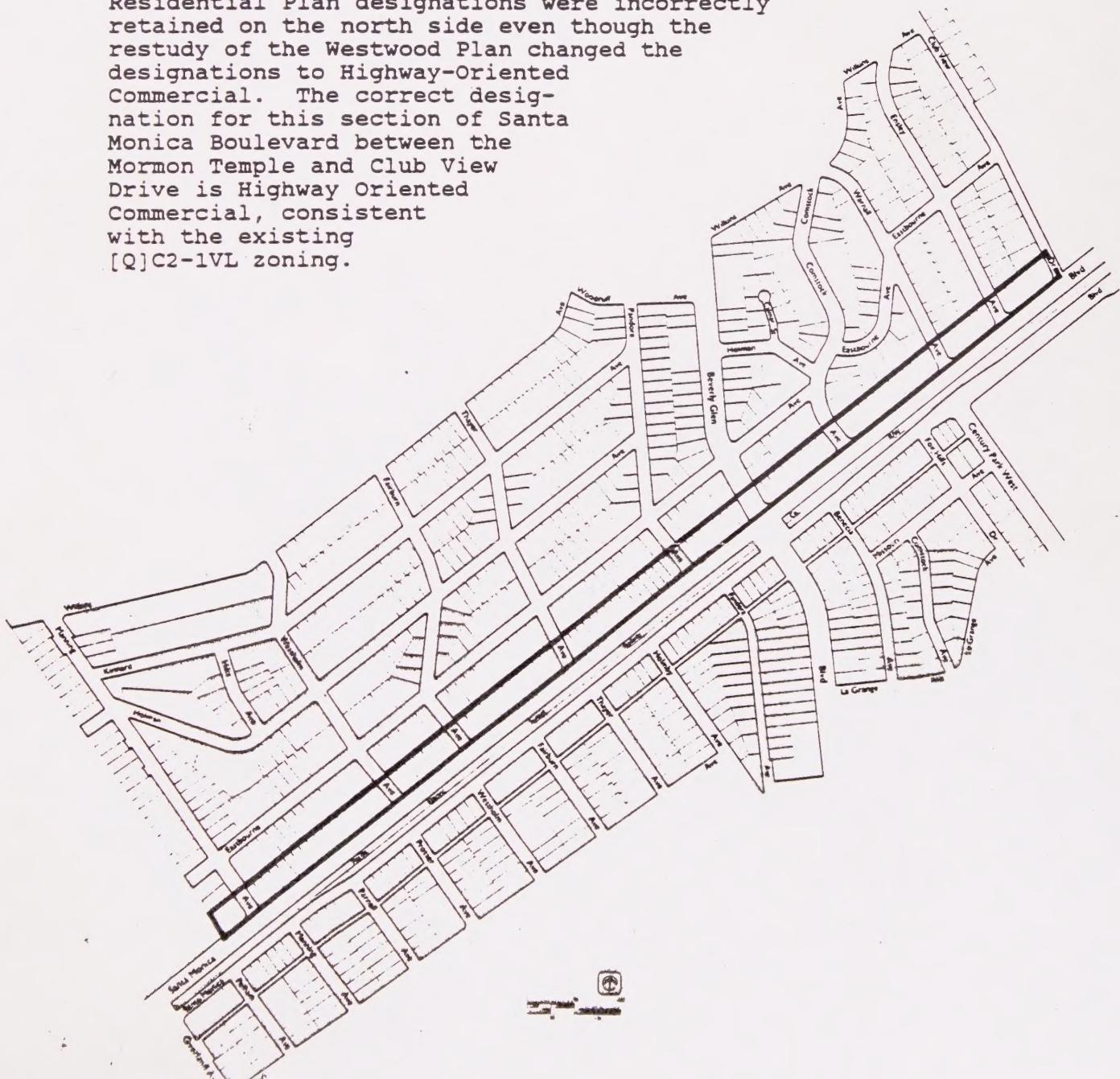
Room 561 City Hall



May 15, 1993

TO: All Staff and Interested Parties
FROM: Con Howe *[Signature]*
Director of Planning
SUBJECT: CORRECTION TO WESTWOOD COMMUNITY PLAN

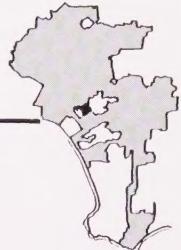
The Westwood Community Plan Booklet, as published, inadvertently contained an error on the broadside map and the individual page maps for the north side of Santa Monica Boulevard, as shown on the map below. The Medium and Low Residential Plan designations were incorrectly retained on the north side even though the restudy of the Westwood Plan changed the designations to Highway-Oriented Commercial. The correct designation for this section of Santa Monica Boulevard between the Mormon Temple and Club View Drive is Highway Oriented Commercial, consistent with the existing [Q]C2-1VL zoning.



WESTWOOD PLANS

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Plan Amendments Date Log



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5.	Administrative Responsibilities	5.	Administrative Responsibilities

*This Document is a reformat of the District Plan as it formerly appeared in the Broadside format. The Maps reflect the Broadside subsequently amended by the General Plan Consistency Program (AB 283), Periodic Plan Review and any other amendments. The Text is essentially the same as the originally adopted Plan.



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PLAN AMENDMENTS DATE LOG*

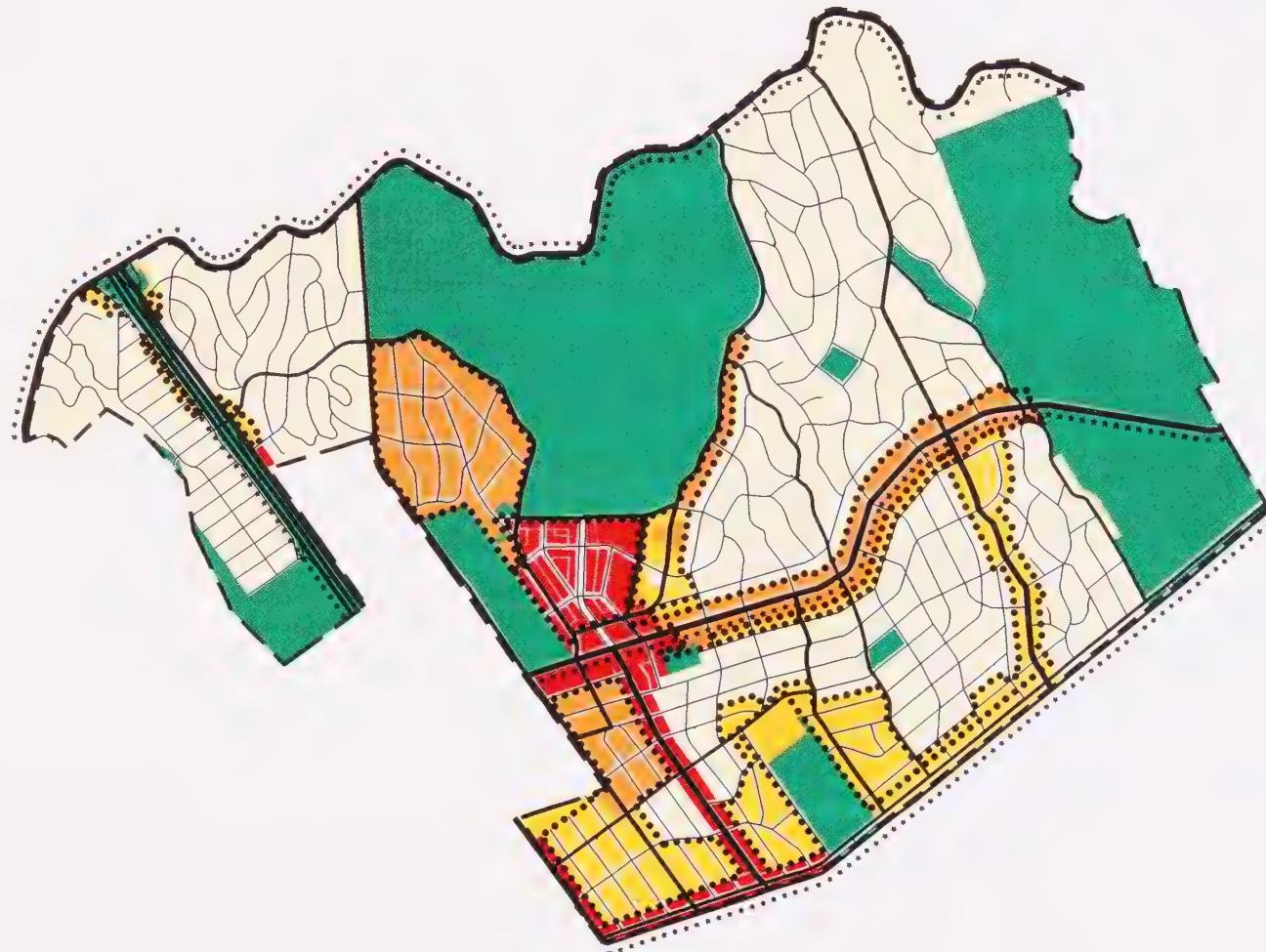
WESTWOOD PLANS

**Adopted by City Council
C.F. 84-1635S-1
December 17, 1987**

Subsequent Amendments Adopted by City Council

* For your convenience, we have provided this space to record updated plan amendments as they are adopted by City Council.



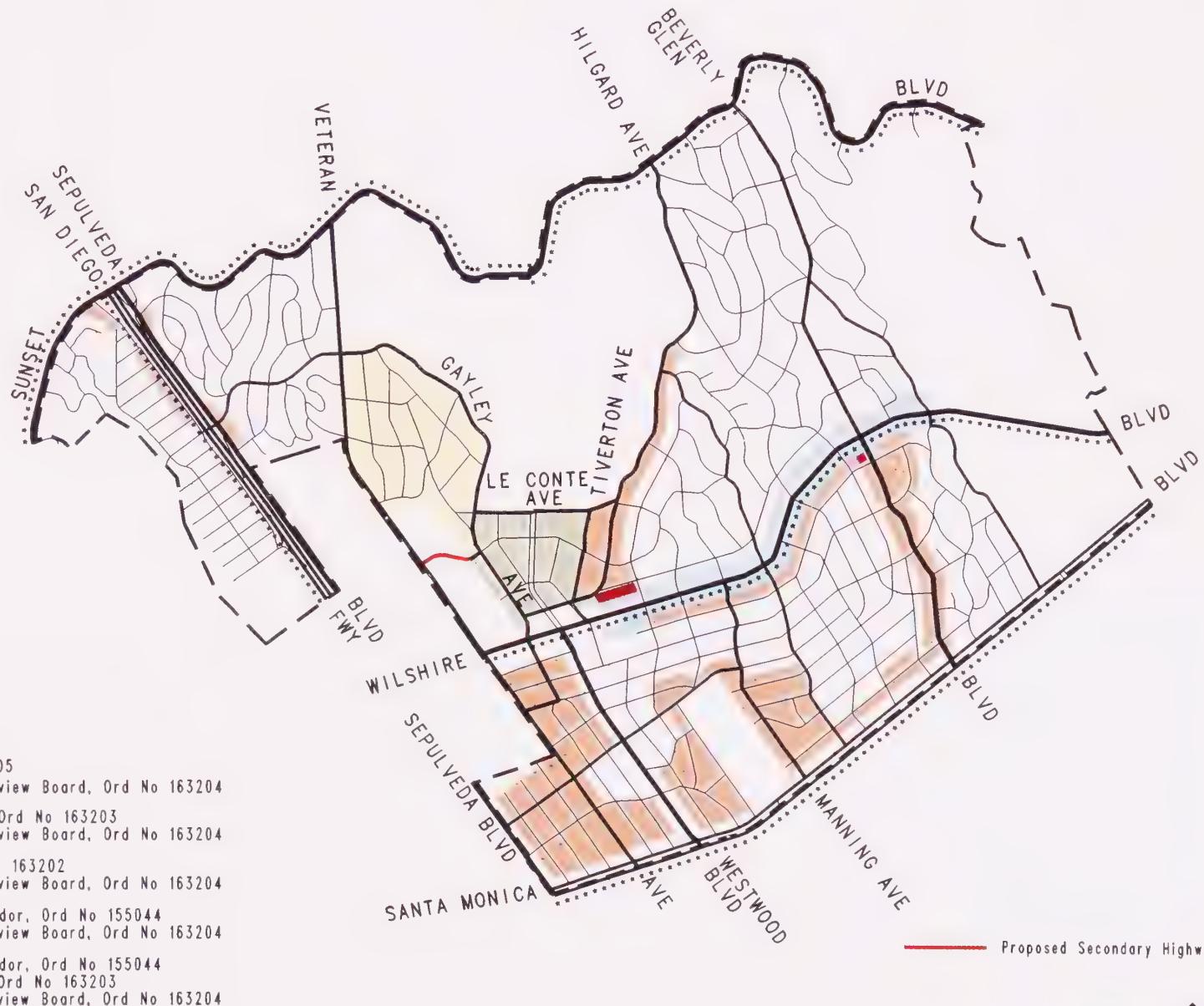


..... For details see Specific Plan

WESTWOOD
GENERALIZED LAND USE

N
↑
NOT TO SCALE





SPECIFIC PLAN AREAS

FOR DETAILS REFER TO:

- [Green Box] Westwood Village, Ord No 164305
Westwood Community Design Review Board, Ord No 163204
- [Orange Box] Westwood Multiple Residential, Ord No 163203
Westwood Community Design Review Board, Ord No 163204
- [Yellow Box] North Westwood Village, Ord No 163202
Westwood Community Design Review Board, Ord No 163204
- [Blue Box] Wilshire-Westwood Scenic Corridor, Ord No 155044
Westwood Community Design Review Board, Ord No 163204
- [Red Box] Wilshire-Westwood Scenic Corridor, Ord No 155044
Westwood Multiple Residential, Ord No 163203
Westwood Community Design Review Board, Ord No 163204

WESTWOOD
GENERALIZED CIRCULATION

— Proposed Secondary Highway



NOT TO SCALE



Westwood Plan

City of Los Angeles

This Plan consists of this text and the accompanying three maps

Purposes

Use of the Plan

The Westwood Community Plan consists of this text and the accompanying maps entitled "Westwood Community Plan," "Programs," and "Schematic Plan, Westwood Center." It is a part of the General Plan of the City of Los Angeles. The purpose of the Westwood Community Plan is to provide an official guide to the future development of the community for the use of the City Planning Commission, the City Council and the Mayor; other concerned governmental agencies; residents, property owners and businessmen of the community; and private organizations concerned with planning and civic betterment. For the Planning Commission, the Council and the Mayor, the plan provides a reference to be used in connection with their actions of various City development matters as required by law.

The plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the community, within the larger framework of the City; guide the development, betterment, and change of the community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

The plan proposes approximate locations and dimensions for land use. Development may vary slightly from the plan provided the total areas of each type of land use, the land use intensities, and the physical relationships among the various land uses are not altered. The plan is not an official zone map and, while it is a guide, it does not imply any implicit right to a particular zone or to the land uses permitted therein.

Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein.

Community plans are subject to review and amendment to reflect changes in circumstances.

Objectives of the Plan

1. To coordinate the development of Westwood with that of other parts of the City of Los Angeles and the metropolitan area.
2. To designate adequate lands at appropriate locations, for the various private uses and public facilities, in the quantities and densities required to accommodate population and activities projected to the year 1990.
3. To encourage the preservation and enhancement of the varied and distinctive residential character of Westwood. To make provision for housing of such types, sizes and densities as are required to satisfy the varying needs and desires of the community's residents.
4. To promote the economic health and the public convenience by:
 - a. Allocating and designating land for the full range of needed commercial and parking facilities, in quantities and at locations based on accepted standards and planning principles.
 - b. Providing for places of employment within the community, and for transportation facilities serving places of employment in adjacent communities.
5. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate necessary movements; the expansion and improvement of public transportation service, including rapid transit; increase of offstreet parking facilities; elimination of on-street parking on major and secondary highways; provision of bicycle routes and grade separated bicycle routes, and provision for the enhancement of pedestrian facilities and environment.
6. To designate general locations for recreational sites and facilities to meet the needs of the projected population.
7. To accommodate the conflicting development needs of the community by:
 - a. Promoting coordination of the University of California at Los Angeles and related facilities with adjoining residential and commercial uses through the provision of buffers and transitional uses where necessary; recognition of the needs for University-related housing, parking, shopping and recreation; and encouragement of University compliance with City planning standards.
 - b. Encouraging the coordination of Federal government facilities with adjacent residential and commercial uses, including the provision for ap-

- appropriate buffers and transitional uses between them.
8. To enhance the design of both public and private development; to encourage programs of urban beautification; to eliminate incompatible or noxious activities; to foster the preservation of natural land; to develop visual form standards to assure order and harmony without unduly restricting the individual designer's flexibility and creativity.
 9. To identify commercial areas of pedestrian-dominant activity ("pedestrian active districts") and encourage pedestrian use through creative design; to encourage early collaboration among design professionals.
 10. To enhance the visual and functional relationships between development; to promote design sensitivity through the use of building scale transitions between lesser and greater intensities of land use.

Policies

Land Use

Housing

Standards and Criteria

Property in residential zones permitting densities in excess of those designated on the Plan shall be reclassified to zones corresponding to the designated densities.

The residential densities proposed by the Plan are predicated upon the full development of the designated major and secondary highways. In no case shall any density increase be effected by zone change unless appropriate consideration has been given to adequate capacity to accommodate the traffic generated thereby on the local streets and major and secondary highways serving the property involved. Additionally, only the minimum residential density should be permitted in areas designated Medium and High unless mitigation measures are imposed to reduce the traffic and parking problems which are present in the community.

Changes of zone permitting densities in excess of those designated shall be approved only if a compensating reduction in density can be made at some other location in Westwood and adequate access and public services are available.

All yard requirements specified in the Los Angeles Municipal Code should be strictly enforced. Yard setback areas should be landscaped as much as possible. Yard variances and slight modifications for the purpose of increasing the square footage of a project in excess of the permitted density should not be granted.

The Westwood Community Development Standards Specific Plan has been developed for multiple residential buildings. This specific plan addresses landscape requirements, provision of open space, bulk and massing of structures and the overall quality of new development. When multiple-family developments are adjacent to single-family homes, the height limitation is 33 feet. The Westwood Community Design Review Board will review all new multiple dwelling projects in the community.

Features

The plan provides a residential capacity for approximately 44,626 persons. Of this total, approximately 10,800 persons would be accommodated on acres designated for Low, Very Low II, Very Low I and Minimum density single-family residential uses. The other 33,800 persons would live in multiple-family residences occupying a total area of approximately 23 gross acres. Four multiple residential density categories -- High, Medium, Low-Medium I and Low-Medium II - are specified.

The projected population of 44,626 does not include UCLA dormitory residents. Currently, 4,300 students live in UCLA dormitories. The 1985 UCLA Student Housing Master Plan indicated a long range goal of housing one-half of the 30,000 students on campus. This master plan also specified that the private sector should provide rental housing within one-mile of campus to accommodate students, faculty and staff. In the Westwood Community, areas within one-mile of campus where rental housing is provided and students and faculty live include North Westwood Village, East Westwood Village and an area south of Wilshire designated High density.

The residential density capacity designated by the plan and their capacities are:

Density	Dwelling Units per Gross acres	Persons per Dwelling Unit	Gross Acres of Residential Land	Percent Capacity	Population
Very Hi	60-80	1.9	71	4.8	8,094
High	40-80	1.9	146	10.2	16,645
Medium	24-40	1.9	82	5.7	4,986
Lo-Med II	12-24	1.9	112	7.9	3,830
Lo-Med I	7-12	2.6	12	0.8	280
Low	3-7	3.0	837	58.7	10,293
Very Low II	2-3	3.0	48	3.4	288
Very Low I	1-2	3.0	22	1.5	66
Minimum	.05-1	3.0	95	6.7	144
				1,425	100
					44,626

The Plan proposes that the low density residential character in areas designated Low, Very Low II, Very Low I and Minimum density be preserved, and that the single-family residential neighborhoods be protected from encroachment of other types of uses.

The Westwood Community has a number of multiple dwelling residential neighborhoods. The areas designated High and Medium density are:

1. East Westwood Village, generally bounded by Le Conte, Malcolm and Weyburn Avenues, Lindbrook Drive, Tiverton and Hilgard Avenues.
2. North Westwood Village, generally bounded by Gayley and Veteran Avenues, adjacent to UCLA.
3. Portions of Sepulveda Boulevard and Church Lane north of the Veteran's Administration property.
4. South of Wilshire Boulevard between Ashton Avenue and Santa Monica Boulevard west of Westwood Boulevard.
5. East of the Mormon Temple between Ohio and Westholme and along portions of Eastborne Avenue.
6. Beverly Glen Boulevard south of Wilshire Boulevard.
7. North side of Ashton Avenue between Malcolm and Beverly Glen Boulevard.

The Wilshire Westwood Scenic Corridor between Glendon Avenue and Club View Drive is designated Very High.

The areas designated Low-Medium I and Low-Medium II are generally south of Ohio Avenue, west of the Mormon Temple, and east of Veteran Avenue and the Devon-Ashton area east of Beverly Glen Boulevard.

The North Westwood Village Specific Plan has been prepared. This plan includes provisions for the creation of university-oriented housing, design, parking, and landscaping standards, and height and bulk limitations.

In the East Westwood Village are a number of historically significant structures particularly along Sorority Row on Hilgard Avenue north of Selby Avenue. These structures should be preserved and the allowable height along Sorority Row should be limited to 33 feet, so as to preserve the architectural integrity and low scale of this area.

Wilshire-Westwood Scenic Corridor Specific Plan

The Wilshire Westwood Scenic Corridor Specific Plan Area is located on Wilshire Boulevard between Glendon Avenue and Club View Drive. The Specific Plan was adopted by the City Council in January, 1981. The Wilshire-Westwood Scenic Corridor Specific Plan is intended to implement expressed policies set forth in the Scenic Highways Plan. As such, specific criteria and development standards were established to guide the on-going and future development of this area. It is the purpose of the development standards established in this Plan to minimize traffic and parking problems along Wilshire Boulevard, enhance the aesthetic qualities of the Specific Plan areas, encourage more open space, and reduce the impact of shadows

caused by high-rise buildings within and adjacent to the Specific Plan Area. The area is indicated for Very high density residential use. Lacking from this plan are design and comprehensive landscaping standards. The Plan should be amended to incorporate such standards. Immediately abutting the Specific Plan area along Ashton Avenue, between Malcolm Avenue and Beverly Glen Boulevard, is an area designated Medium density residential. This is to remain Medium density in order to buffer the Very High density residential uses from the single-family neighborhood.

Commerce

Standards and Criteria

The commercial intensities proposed by the Plan are predicated upon the full development of the designated major and secondary highways. In no case shall any intensification be effected by zone change unless appropriate consideration is given to adequate capacity to accommodate the traffic which would be generated on the local streets and the major and secondary highways serving the property involved.

In general, parking shall be provided at a ratio of three spaces per 1,000 square feet of commercial development (office). Parking should be provided at a ratio of four spaces per 1,000 square feet of commercial development (retail). Parking for other commercial uses should be provided in conformance with the Los Angeles Municipal Code.

Public parking structures should be developed to relieve parking problems and eliminate inefficient, unattractive, and unscreened open parking lots. Surface parking lots should be permitted only behind commercial buildings. Any new commercial development and all parking adjacent to residential uses should be buffered by means of a solid wall and/or a landscaped setback. Landscaping should be provided at a rate of one tree for every four parking spaces. Transitional height limitations should be considered for parking structures adjacent to residential areas in addition to landscaping. Setbacks for outdoor dining should be encouraged in pedestrian active districts.

When practical, rooftops on commercial structures should be utilized for employee recreation areas. These areas should have landscaping, picnic tables, reading areas and other amenities. It is also proposed that when possible employers should provide child care services on-site for their employees.

Features

The commercial acreage proposed for the Plan is intended to serve the Westwood community and surrounding areas such as Bel-Air, Beverly Crest and Brentwood. The 143 acres of Neighborhood and Office, Highway-Oriented, Community, and Regional Center commercial and associated parking lands proposed by the Plan are

----- REGIONAL CENTER BOUNDARY

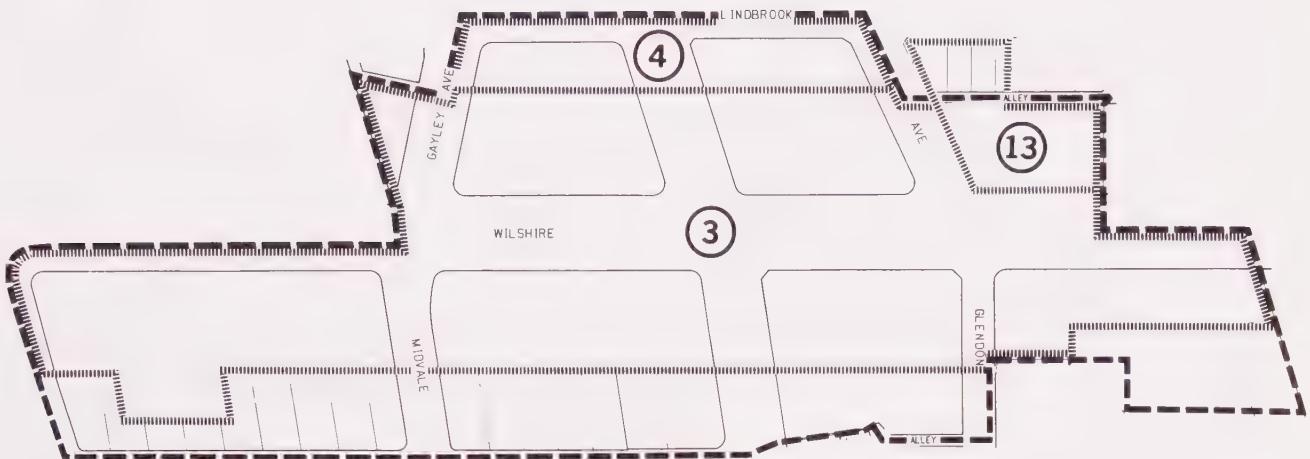


FIGURE 1

considered to be adequate in quantity to serve the needs of the community. Westwood Boulevard, between Wilshire Boulevard and Santa Monica Boulevard is designated Neighborhood and Office Commercial. Westwood Boulevard is planned for a Floor Area Ratio of 1.5:1 with a height limitation of 45 feet. Westwood Boulevard, between Le Conte Avenue on the north and Lindbrook Avenue on the south, is designated as Community Commercial and is contained in the Westwood Village Specific Plan. Sepulveda Boulevard between Cashmere Street on the north and the Veteran's Administration property on the south, as well as between the Veteran's Administration property on the north and Massachusetts Avenue on the south is designated Highway Oriented Commercial. It is planned for a Floor Area Ratio of 1.5:1 with a height limitation of 45 feet except for the area between Massachusetts Avenue and Santa Monica Boulevard where the height limitation is 60 feet. Santa Monica Boulevard between Sepulveda Boulevard and Club View Drive, is designated Highway Oriented Commercial; it has a Floor Area Ratio of 1.5:1 with a height limitation 45 feet. The following types and acreages of commercial facilities are designated:

Types	Gross Acreages	Percentages
1. Regional Center	26	18
2. Community	56	39
3. Neighborhood	28	20
4. Highway Oriented	33	23
	143	100

Regional Center Commercial (Wilshire Boulevard)

The area along Wilshire Boulevard designated as Regional Center Commercial extends approximately from Veteran Avenue on the west to Hilgard Avenue on the east (Figure 1). In order to address the severe problems of traffic and circulation in this area, the Westwood Regional Center Interim Traffic Mitigation Ordinance was adopted by the City Council on March 12, 1985. A Transportation Specific Plan for the entire Westwood Community Plan area will be adopted to mitigate the adverse impact of new development on the circulation system. This plan will contain an integrated program of transportation mitigation measures such as traffic mitigation funds, street widenings, traffic signal improvements, public transit, transportation system management programs and parking management programs.

Westwood Village Specific Plan

Westwood Village, bounded by Le Conte Avenue on the north, Lindbrook Drive on the south, the eastern boundary of the UCLA West Campus on the west, and Tiverton on the east serves both community and regional functions and is designated as Community Commercial in the Community Plan. It is a pedestrian active district. In October 1973, a Specific Plan for Westwood Village was adopted by the City Council in order to address the unique needs of the Village. Since that time, several amendments have been made to the Specific Plan. Emphasis has been placed on maintaining and enhancing the image and function of the Village as a pedestrian-oriented community center and specialty retail area with

fine shops, restaurants and entertainment facilities. A comprehensive Specific Plan Amendment has been prepared and it is the intent of the revised plan to insure that the quality of the Village is not comprised and that major new investments will not destroy the pedestrian-oriented, architecturally unique environment of the Village.

The goals of the revised Westwood Village Specific Plan are to diversify uses in the Village, enhance the pedestrian environment, preserve historic and architecturally significant buildings, provide a coordinated parking program, improve transportation, establish appropriate intensities of land use, establish appropriate building heights, institute design and sign controls, create a safe environment, and manage nighttime activities, while protecting and preserving surrounding residential areas from generated traffic.

In order to implement these goals, an implementation plan for the Specific Plan has been prepared which addresses the provision of a centralized parking facility and streetscape improvements, the creation of a Village-wide parking validation system, improved access to the Village and the development of a Village management entity. This entity would promote the area through coordinated programs, activities and events that will attract a diverse mix of users, implement the Village-wide validation system and coordinate transportation management for the area.

Neighborhood Shopping Facilities

The commercial frontage along Westwood Boulevard south of Wilshire Boulevard is designated as a neighborhood shopping area, providing daily convenience services to people living in nearby residential areas. It is a pedestrian active district. The plan proposes that off-street parking and circulation avoid encroachment into adjacent single-family residential areas. Westwood Boulevard, a north-south arterial, serves as a major link to both Wilshire and Santa Monica Boulevards. A Specific Plan should be prepared for Westwood Boulevard between Wilshire Boulevard on the north and Santa Monica Boulevard on the south. Specific Plan goals shall include establishment of appropriate building intensity/lot coverage and setbacks, landscaping, signage controls, design and landscape buffers, employee parking requirements, provision of a full range of community-oriented uses such as markets, shops, restaurants, cleaners and other retail establishments, and avoidance of over concentration of any one use. All parking structures as well as commercial developments should have ground floor retail. Lastly, once the specific plan for this area is adopted, the Westwood Community Design Review Board shall review the design of new commercial development.

Highway Oriented Commercial

Sepulveda Boulevard is designated for highway-oriented commercial uses. The commercial portions of Sepulveda Boulevard are separated into two sections. The northerly section is bounded by Cashmere Avenue on the north and the Veteran's Administration property on the south. The

southerly section is bounded by the Department of Water and Power Distribution Station on the north and Santa Monica Boulevard on the south.

The frontage of Santa Monica Boulevard is also designated as highway-oriented commercial. City staff should participate in studies undertaken by Caltrans and the Southern California Association of Governments which would create a landscaped divided highway with additional transportation capacity, including a possible grade separated rapid transit line. The parkway should be appropriately landscaped along the entire length of Santa Monica that is included in the Plan. Parking could be subterranean or separated and screened from the street by landscaping or raised planters with berms. Billboards should be curtailed along the right-of-way. Development standards for both Santa Monica and Sepulveda Boulevards which address design, landscaping, signs, parking and permitted uses are needed.

Circulation

Freeways, Highways and Streets

Standards and Criteria:

Highways, freeways and local streets shown on this Plan shall be developed in accordance with the Highways and Freeways and Standard Street Dimensions elements of the General Plan.

To assure the continuing availability of adequate vehicular capacity, implementation of highway and street improvements shall be fully coordinated with the development of private properties to higher intensities. A program of implementing highway and street improvements should be specified in a Transportation Specific Plan for the Westwood Community Plan area.

Features

Wilshire Boulevard, from Glendon Avenue to the Beverly Hills City limits, is designated Major Highway and Major Highway with Modified Standards. It has a 104-foot roadway on a 125-foot right-of-way. All official street centerline curves within this reach shall be realigned to provide radii of approximately 1,000 feet or as determined by the City Engineer.

Veteran Avenue from Wilshire Boulevard to Levering Avenue is designated a Secondary Highway in order to serve the UCLA West Campus Area.

In order to facilitate traffic in Westwood Village, Kinross Avenue should be extended from Gayley Avenue west to Veteran Avenue as a Secondary Highway.

Ohio Avenue is designated a collector street between Manning Avenue and Sepulveda Boulevard. Limited improvements should be made to this street and the

possibility of removing on-street parking should be considered.

City staff should conduct a study to identify a feasible alignment for a proposed roadway connecting Westwood Village with the San Diego Freeway.

This roadway shall not disrupt any grave sites or the operation of the Veterans Administration Cemetery or cross the Cemetery. This road and its interchange with the freeway shall be located so far south of the residential communities of Westwood Hills and Brentwood Glen as to have no detrimental effect on their residential character. The interchange shall, if at all possible, be integrated into the Wilshire Boulevard interchange. When the proposed roadway connecting Westwood Village with the San Diego Freeway is completed, the freeway ramps at Montana Avenue and unneeded Waterford Street ramps should be eliminated.

The plan further proposes that any widening of the San Diego Freeway should be done within the existing right-of-way and that a primary goal of future widenings should be to gain more efficient use of the freeway by building, for example, carpool/buspool lanes or a rapid transit guideway within the freeway right-of-way. The plan also proposes reconstruction of the Wilshire Boulevard, San Diego Freeway interchange to improve operations and provide additional capacity using a grade-separated access facility to connect with Veteran Avenue.

Within and near the Westwood Community Plan area, the Department of Transportation should implement an Automated Traffic Surveillance and Control System to optimize the timing of traffic signals through computer control.

If in the future, the Federal government decides to subdivide or redevelop the Veterans Administration property west of the 1-405, the San Diego Freeway, the following improvements should occur: a specific plan should be created for the area to determine the type of development density and circulation system which should be permitted. At that time annexation of this property should be pursued.

Parking

Parking structures are proposed along the periphery of the Village. If such peripheral parking facilities have sufficient capacity for the anticipated development within the Village, elimination of on-street parking in Westwood Village would be desirable.

Additional off-street parking capacity is also proposed for the neighborhood shopping area on Westwood Boulevard to the south of Wilshire Boulevard.

UCLA's plan for peripheral parking around the campus is in conformance with the circulation system proposed by the Westwood Plan.

Public Transportation

A Westwood transit station is proposed to be located on the north side of Wilshire Boulevard between Veteran and Gayley Avenues. As an interim measure, until rail transit can be implemented, the regional bus system should be augmented, partially funded by Proposition A Local Transit Assistance funds, with express buses which focus on the Westwood transit station. The proposed grade-separated freeway access ramps from the San Diego Freeway to Veteran Avenue could be used by transit to enable the regional bus transit system to connect with local transit and feeder systems with minimal interaction with Westwood traffic. Transit systems similar to UCLA's Lot 32 Shuttle and the Westwood DASH should be expanded to serve as community feeder systems.

Bikeways

A series of bikeways are proposed within the Westwood Community which are connected to the City bikeway system. These bikeways provide convenient access to UCLA, Westwood Village, the Wilshire Boulevard office complex and community schools and recreation areas. Where feasible, it is proposed that these bikeways consist of bike lanes (designated lanes at the edge of streets and highways) or bike paths (physically separate roadways for bicycles).

Consideration should be given to the West Los Angeles Veloway or any other grade-separated bike path.

Railroads

The railroad right-of-way between the north and south roadways of Santa Monica Boulevard should be developed for additional transportation capacity along this right-of-way which is a portion of the Route 2 Corridor. This area has severe traffic congestion and cannot accommodate more traffic generators without improved facilities. However, improvements along Santa Monica Boulevard should not include the narrowing of existing sidewalks.

Transportation Specific Plan

A Transportation Specific Plan should be adopted to insure that improvements in transportation facilities keep pace with the increases in land use development. To insure the availability of funding for these projects, the Specific Plan should set up a funding mechanism for these transportation improvements.

The Transportation Specific Plan should also establish a procedure to use transportation facilities more efficiently:

- i. by transporting more people in fewer vehicles, through carpooling, vanpooling, buspooling, and public transit;
- ii. by peak spreading, that is, encouraging some peak hour users to use the facilities at another time of day.

The Transportation Specific Plan shall have a mechanism for limiting further development if the transportation system improvements cannot be accomplished or if the ridesharing and peak spreading cannot reduce the peak hour demand for use of transportation facilities.

Service Systems

Standards and Criteria

The public facilities shown on this Plan are to be developed in accordance with the standards for need, site area, design, and general location as expressed in the Service Systems Element of the General Plan. Such development shall be sequenced to provide a workable, efficient, and adequate balance between land use and service facilities at all times.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon substantial compliance with standards contained in the Service Systems Element of the General Plan.

The Plan designates two standard types of local parks:

Neighborhood Recreation Sites - 1 acre per 1,000 residents; minimum site size 5 acres; service radius 1 mile; and

Community Recreational Sites - 1 acre per 1,000 residents; minimum site size 15 acres; service radius 3 miles.

Features

The plan proposes the acquisition and development of a community park and recreational facility on the 26 acre tract of land to the south of the federal Building, located between Sepulveda Boulevard and Veteran Avenue and bounded on the south by the Water and Power Department distribution center. Approximately one-half of the eastern portion of Westwood Park is developed. The next major phase will be the construction of a major community building, including spaces for a wide range of indoor activities and an indoor swimming pool. Additional outdoor development of Westwood Park is also proposed, including landscaping, game courts, a small sports field, picnic facilities, park lighting and an additional vehicle parking area. Of first priority, efforts should be undertaken to bring about the annexation of this park.

It is also proposed that efforts be undertaken to bring about the annexation of the unincorporated County Island. Before any of the federal lands in this area are declared surplus, it is proposed that the City and the federal government work together to determine the future use of surplus lands. Large portions of these lands should be retained for public open space and recreation. Since these federal lands are within the purview of the Community Plan jurisdiction, a Specific Plan for this area should be prepared when surplus land is scheduled to be redeveloped.

No public libraries are designated within Westwood. However, when population levels in Holmby Westwood, the adjacent area in the Santa Monica Mountains and the various canyons warrant such service, a branch library should be considered which would be centrally located and would serve the residents of this part of the City.

The Plan recommends that a comprehensive architectural/historical survey be conducted for the entire Plan area and that landmarks and structures of unique architectural and historical significance be identified for the purpose of preservation. The Plan further recommends that studies be made of the North Village, East Village, Westwood Village and Devon/Ashton area of the Plan. All significant buildings should be submitted to the Cultural Heritage Commission for their consideration for City of Los Angeles historic-cultural monument status. Measures should be taken to ensure preservation of designated buildings throughout the Plan area.

The Plan proposes that the Los Angeles Country Club be retained as permanent open space, in an agricultural or open-space zone.

The Plan recommends that child-care facilities should be made available in the Westwood Community.

In order to address the increase in solid waste generation, the plan encourages the following mitigation measures including trash separation, recycling, source reduction, compaction, and composting. When practical, the plan recommends that solid waste recycling centers be located in the community as long as residential neighborhoods are not adversely impacted.

Programs

The following programs are recommended in order to carry out the policies of the plan.

1. Action should be taken to schedule those public improvements to the circulation system which are necessary to serve the needs of the community. These include the following:
 - a. Continued development of the freeway, highway, and street system conforming with existing programs such as the streets and highways dedication and improvement program in conjunction with new land use development, the City's Capital Improvements Program, and the State Transportation Improvement Program;
 - b. A concerted effort to coordinate the development of an effective public transportation system; and
 - c. Efforts to convert existing bicycle routes (shared rights-of-way) to bicycle lanes (restricted rights-of-way) and paths (separated rights-of-way).
2. City staff should conduct a study to identify a feasible alignment for the proposed roadway connecting

Westwood Village to the San Diego Freeway, subject to the policy provisions of the circulation features of this Plan, namely:

- a. The roadway should not disrupt any grave sites or the operation of the Veterans Administration Cemetery or cross the Cemetery;
 - b. This road and its interchange with the freeway shall be located so far south of the residential communities of Westwood Hills and Brentwood Glen as to have no detrimental effect on their residential character; and
 - c. The interchange shall, if at all possible, be integrated into the Wilshire Boulevard interchange.
3. City staff should develop a transportation specific plan to insure that improvements in transportation facilities keep pace with increases in land use development and establish procedures to ensure more efficient use of transportation facilities.
4. City staff should study the feasibility of operating express buses between park-and-ride facilities located in the region and the Westwood Regional Center, Westwood Village, and UCLA as an interim measure until rail transit can be implemented.
5. The feasibility of developing a transit station on the north side of Wilshire Boulevard between Gayley and Veteran Avenues should be studied. The station should be developed initially to serve the regional bus system.
6. In conjunction with the Los Angeles Transportation Commission, City staff should study alternatives for the western extension of Metro Rail along the adopted Proposition A corridor, including possible conversion of the proposed transit station on Wilshire Boulevard to possible rail use.
7. Inasmuch as the intensities of development proposed by this Plan are predicated upon the availability of the designated highways and streets in Westwood, it may be necessary to restrict development to intensities below those indicated unless or until such time as the major and secondary highways are widened and improved to their standard cross-sectional dimensions.
8. Efforts shall be made to promote the maintenance and enhancement of the visual and aesthetic environment of the community. In particular, the Westwood Community Design Review Board shall review new, multiple-family residential projects, as well as commercial projects once design standards for this type of development have been prepared.
9. Action should be taken to schedule those open space and recreation improvements which are needed to meet the objectives of this plan. Of first priority in this community is the completion of the 26-acre Westwood
- Park. New development should include a community building which includes spaces for a wide range of indoor activities and an indoor swimming pool. Other amenities should include game courts, picnic facilities as well as other recreational amenities.
10. A joint study should be undertaken by the appropriate City and County agencies regarding the future development of unincorporated surplus government land, namely the Veteran's Administration property, and the dedication of open space for public use.
11. City staff should participate in studies undertaken by Caltrans and the Southern California Association of Governments which would create a landscaped divided highway with additional transportation capacity, including a possible grade separated rapid transit line along Santa Monica Boulevard.
12. Development standards should be created for commercial projects in the community. Standards should address types of uses, landscaping and setback requirements, design guidelines, signage, parking standards, limitations on uses which generate many trips, such as fast-food uses, and height and bulk limitations. A Design Review Board whose purpose would be to review and evaluate commercial development based on adopted development standards should be created.
13. The Westwood Community Development Standards Specific Plan, which was created for new multiple-family residential projects in the community, should be adopted. These standards address landscaping and open space requirements, bulk and massing limitations, design guidelines, parking, and compatibility with single-family neighborhoods.
14. A specific plan has been prepared for North Westwood Village and addresses:
- a. Provision of affordable housing for university students and staff faculty.
 - b. Creation of design and landscaping standards.
 - c. Limitations on height, bulk and massing of structures.
 - d. Preservation of historically significant buildings, where feasible.
15. Proceedings should be initiated to amend the Westwood Village Specific Plan. Issues which should be addressed are:
- a. The maintenance and enhancement of the Village as a pedestrian-oriented commercial/retain area.
 - b. Preservation of historically significant structures.
 - c. Closure of Broxton Avenue as a pedestrian street.

- d. Limitation on fast-food uses and prohibition of undesirable uses such as liquor stores, video-arcades, adult entertainment, adult bookstores, adult motion theaters.
 - e. Provision of inexpensive or free short-term parking.
 - f. Implementation of design and sign controls.
 - g. Creation of a design review board.
 - h. Limitations on height, bulk and massing of new structures.
16. Proceedings should be initiated to amend the Wilshire Westwood Scenic Corridor Specific Plan. Issues which should be addressed are:
- a. Creation of design and landscaping standards for buildings.
 - b. Limitations on height, bulk and massing of structures.
 - c. Shade and shadow limitation standards.
17. Proceedings should be initiated to designate a Historic Preservation Overlay Zone in the Devon/Ashton area.
18. Proceedings should be initiated in order to develop a Specific Plan for Westwood Boulevard which will include:
- a. Establishment of appropriate building intensity and lot coverage standards.
 - b. Design and landscaping standards.
 - c. Signage regulations.
 - d. Provision for pedestrian and community-oriented uses.
 - e. Provision of inexpensive or free short-term parking.
 - f. Establishment of a design review board.
 - g. Parking and circulation protection for the surrounding residential community.



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~~129P 149~~

129P157

SEPULVEDA
SUNSET

SAN DIEGO

FWY
BLVD

A map showing the intersection of Beverly Glen and Hilgard Ave. Beverly Glen runs diagonally from top right to middle left. Hilgard Ave runs horizontally across the bottom. Veteran is a street name on the far left.

LE CONT

MIDVA
AVE

WESTWOOD
TIVERTON
Ave

WILSHIR

-
-ON
- AVE

BEVERL
GLEN

HILGARD AVE

BLVD

AVE OF
THE STARS

SEPULVEDA SA
BLVD

~~ANTA MONICA~~

MANNING AVE





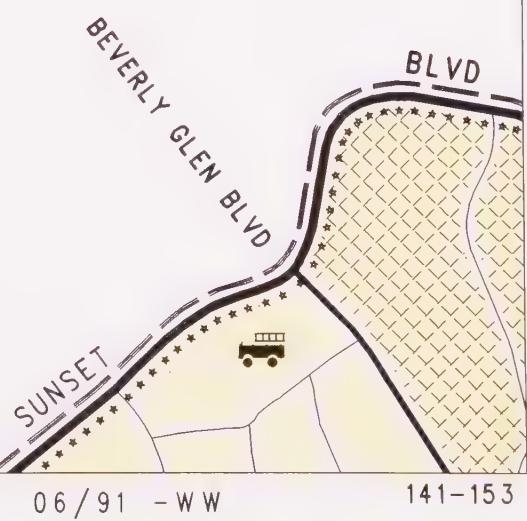
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BEL AIR-BEVERLY CREST
PLAN

SEE MAP 135P149



141-149

06 / 91 - WW

SEE MAP 141P157

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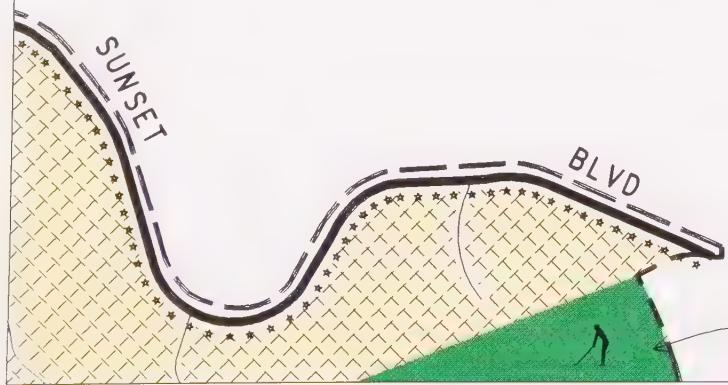
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SEE MAP 141P149

BEL AIR-BEVERLY CREST
PLAN



CITY OF BEVERLY HILLS

LOS ANGELES COUNTRY CLUB

141-157

SEE MAP 135P157

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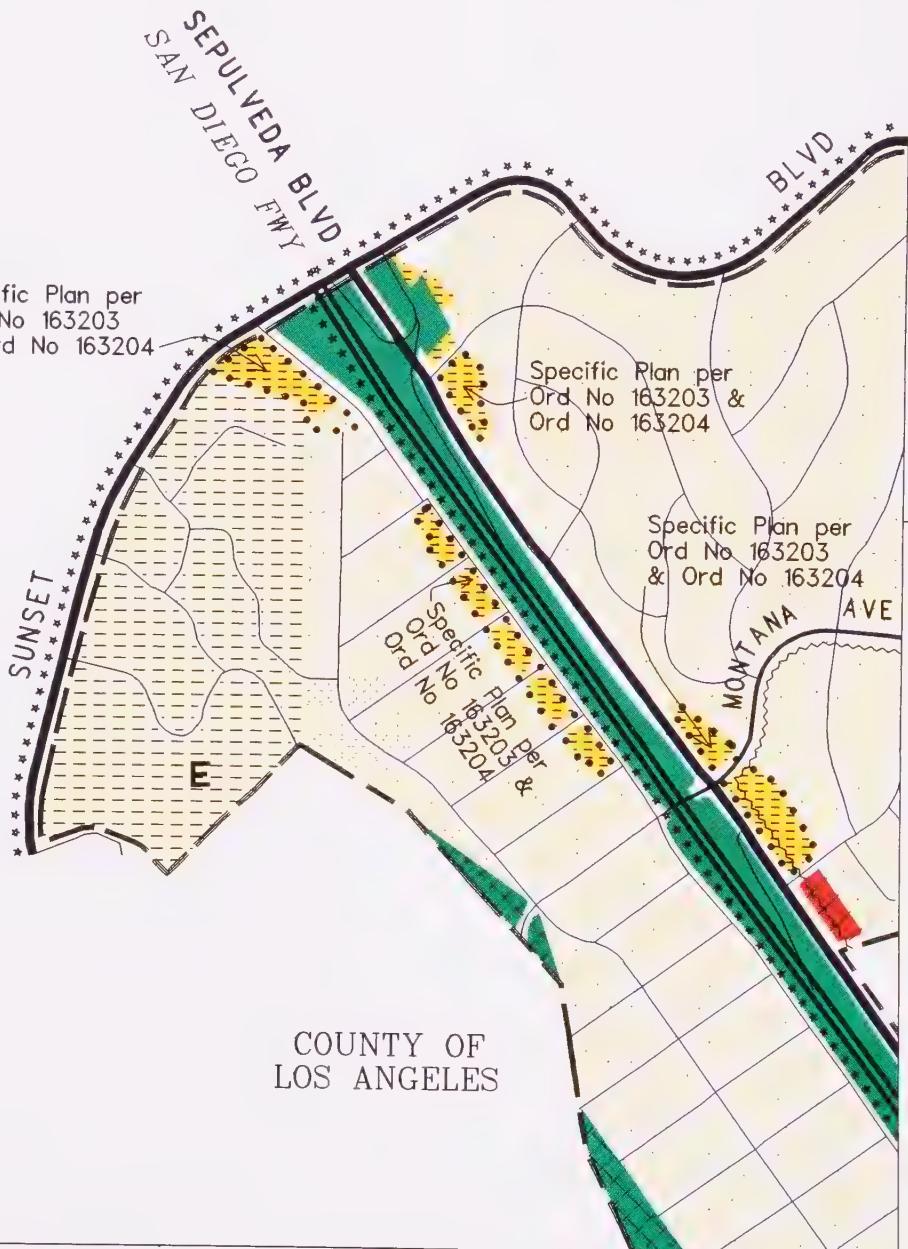
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BRENTWOOD-PACIFIC PALISADES
PLAN

SEE MAP 129P141

BEL AIR-BEVERLY CREST
PLAN

SEE MAP 135P149



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06 / 91 - WW

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SEE MAP 141P149

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138-153

BEL AIR-BEVERLY CREST
PLAN

SEE MAP 135P141

UNIVERSITY OF CALIFORNIA
AT
LOS ANGELES

SEE MAP 135P157

VETERAN

SUNSET

MONTANA AVE

GAYLEY

Specific Plan per
Ord No 163202
& Ord No 163204

BLVD

AVE

WESTHOLME

TIVERTON AVE

HILGARD
AVE

Specific Plan per
Ord No 163203
& Ord No 163204

COUNTY OF
LOS ANGELES

LE CONTE

WESTWOOD BLVD

Specific Plan per
Ord No 163204
& Ord No 154305

Specific Plan per
Ord No 155D44
& Ord No 163204

BEVERLY
BLVD
GLEN

135-149

SEE MAP 129P149

06 / 91 - WW

135-153



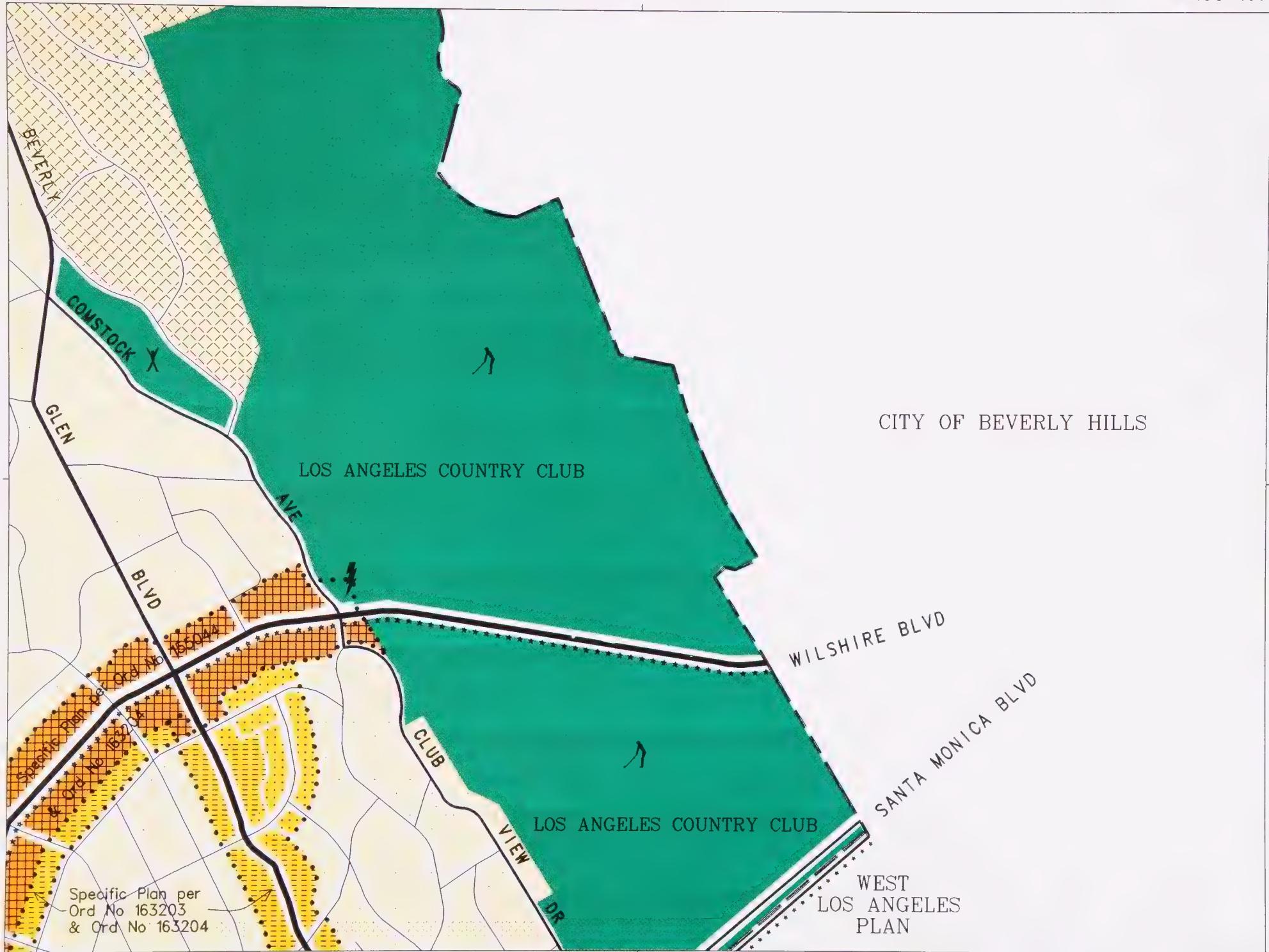
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SEE MAP 141P157

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COUNTY OF
LOS ANGELES

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SEE MAP 135P149

Specific Plan per Ord No 163202
& Ord No 163204

SEPULVEDA BLVD
SAN DIEGO FWY

WILSHIRE BLVD

ROCHESTER AVE

COUNTY OF
LOS ANGELES

Specific Plan per Ord No
163203 & Ord No 1632

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三
二

MORMON
TEMPLE

SEPULVEDA
OHIO AVE

OHIO AV.

WEST LOS ANGELES PLAN

SEE MAP 129P157

卷之三

129-149

06 / 91 - W W

129-153



FOOTNOTES

- 1) Height District 1VL Floor Area Ratio 1:5:1 with a 45-foot height limit.
- 2) Height District 1L on Sepulveda Boulevard between Massachusetts Avenue and Santa Monica Boulevard.
- 3) Height District 2 Floor Area Ratio 6:1 within area identified in the Regional Center Map (Figure 1) in the Plan Text.
- 4) Height District 2 Floor Area limited to 3:1 with a 55 foot height limit within area identified in the Regional Center Map (Figure 1) in the Plan Text.
- 5) Westwood Village Specific Plan Area.
- 6) Boxed symbol indicates proposed facility.
- 7) Only those zones indicated in the table are recommended in Westwood.
- 8) Gross acre includes one-half of abutting street.
- 9) When the use of property designated as "open space" is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the intent and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
- 10) Pedestrian active districts are identified for Westwood Village and the Westwood Boulevard Corridor Pedestrian Oriented uses and design should be emphasized.
- 11) All existing C2 uses along Santa Monica Boulevard and Sepulveda Boulevard between the Veteran's Administration property and Santa Monica Boulevard may remain in effect. However, redevelopment of property would be subject to C4 uses except that new automobile service stations are permitted.
- 12) The Veteran's Administration property is shown as open space. Since this land is within the sphere of influence of this Plan, a Specific Plan should be prepared when surplus land is scheduled to be redeveloped.
- 13) A maximum of 296,170 sq. ft. is permitted on the entire area; a maximum of 46,000 is permitted on the Lindbrook Avenue frontage which is consistent with the settlement agreement between Wilshire-Glendon and Friends of Westwood, June 24, 1987.
- 14) Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
- 15) Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations. Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan, that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

LAND USE

CIRCULATION

SERVICE SYSTEMS

RESIDENTIAL

LOW DENSITY	CORRESPONDING ZONES ⁷		MULTIPLE FAMILY CORRESPONDING ZONES ⁷	
	MINIMUM	RE40	LOW MEDIUM I	R2,RD5,RD4,RD3
	VERY LOW I	RE20	LOW MEDIUM II	RD2,RD1.5
	VERY LOW II	RE11	MEDIUM	R3
	LOW	RS,R1	HIGH	R4
			VERY HIGH	R5

=====	Freeway
*****	Freeway Scenic Highway
=====	Divided Major Highway
*****	Divided Major Scenic Highway
=====	Major Highway
*****	Major Scenic Highway
=====	Secondary Highway
=====	Collector Street
=====	Local Street
~~~~~	Bikeway

## ADMINISTRATIVE BOUNDARY

— — —	Community Boundary
— — —	City Boundary

## SPECIAL BOUNDARY

• • • • • Specific Plan

## SCHOOL SITES

E	Elementary School
E	Elementary School-Private
JH	Junior High School
SH	Senior High School
SH	Senior High School-Private

## RECREATIONAL SITES

X	Neighborhood
XX	Community
RG	Regional
GC	Golf Course-Private

## OTHER FACILITIES

Fire Station
Power Distribution Station

COMMERCIAL			OPEN SPACE, PUBLIC/ QUASI-PUBLIC ^{9,12}	
HIGHWAY ^{1,2} ORIENTED	C1,C4,C2,CR,P			
NEIGHBORHOOD ¹ AND OFFICE	C1,C4,C2,CR,T	OPEN SPACE	OS	
COMMUNITY ⁵	C2,C4,P,PB	OTHER PUBLIC OPEN SPACE	OS	
REGIONAL ^{3,4} CENTER	C2,C4,P,PB	QUASI-PUBLIC OPEN SPACE	OS	

## SPECIAL BOUNDARY

• • • • • Specific Plan

## PARKING

PARKING	P,PB
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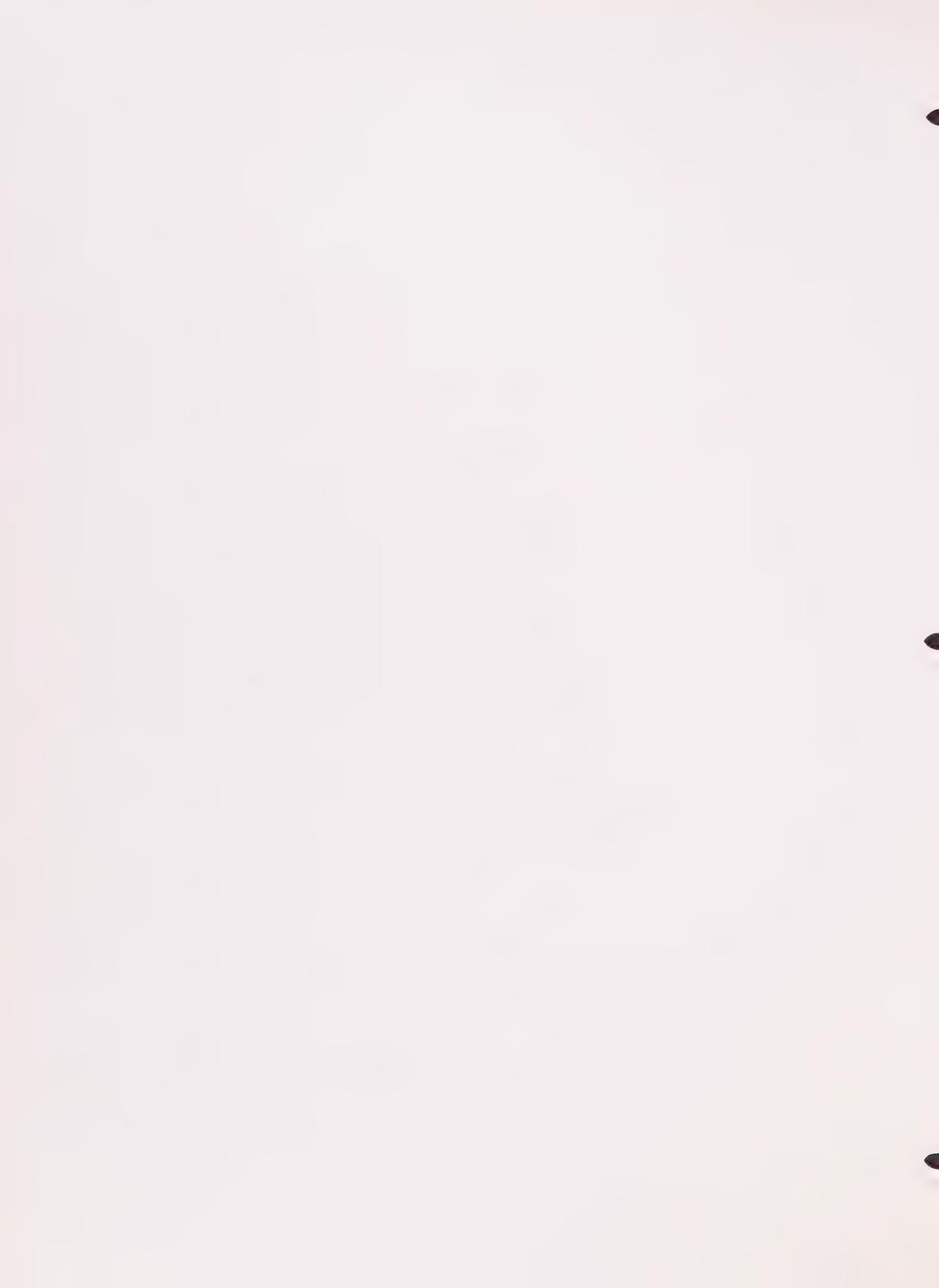
## SUMMARY OF LAND USE

### LAND USE

DENSITY	DWELLING UNITS PER GROSS ACRE ⁸	CORRESPONDING ZONES ⁷			TOTAL RESIDENTIAL
<b>RESIDENTIAL</b>			Single Family Residential		
Minimum	0.5 to 1	RE40	Total Acres	1,002	Total Acres 425
Very Low I	1+ to 2	RE20	% of Total Area	32.5	% of Total Area 46.3
Very Low II	2+ to 3	RE11	Dwelling Unit Capacity	3,597	Dwelling Unit Capacity 21,257
Low	3+ to 7	RE9,RS,R1	Population Capacity	10,791	Population Capacity 44,626
Low Medium I	7+ to 12	R2,RD5,RD4,RD3	Multiple Family Residential		
Low Medium II	12+ to 24	RD2,RD1.5	Total Acres	423	
Medium	24+ to 40	R3	% of Total Area	13	
High	40+ to 80	R4	Dwelling Unit Capacity	17,660	
Very High	80+	R5	Population Capacity	33,835	
<b>COMMERCIAL¹</b>			Highway Oriented & Limited		
Highway Oriented ^{1,2}	C1, C4, C2, CR, P		Total Acres	33	
			% of Total Area	1.1	
Neighborhood & Office ¹	C1, C4, CR, P		Neighborhood		TOTAL COMMERCIAL
			Total Acres	28	Total Acres 143
			% of Total Area	.9	% of Total Area 4.6
Community ⁵	C2, C4, P, PB		Community		
			Total Acres	56	
Regional Center ^{3,4}	C2, C4, P, PB		% of Total Area	1.8	
			Regional Center		
Parking	P, PB		Total Acres	26	
			% of Total Area	.8	
<b>OPEN SPACE</b>			Open Space		
Open Space ^{9,12}	OS, PF		Total Acres	1,513	TOTAL OPEN SPACE
			% of Total Area	49.1	Total Acres 1,513
					% of Total Area 49.1
					TOTAL ACRES
					3,081







# Westwood Village Specific Plan

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  - 2. Subject Index
  - 3. Annotated Table of Contents
  - 4. Specific Plan Ordinance
  - 5. Administrative Responsibilities



WESTWOOD VILLAGE SPECIFIC PLAN  
ORDINANCE 164.305  
EFFECTIVE JANUARY 30, 1989

SUMMARY OF PROVISIONS

The general intent of the Westwood Village Specific Plan is

- o To permit, encourage and facilitate a balanced mix of uses and an environment attractive to a cross-section of the community, so that Westwood Village continues to function as a retail center that primarily serves the surrounding community and secondarily serves the broader regional and tourist market.
- o To permit, encourage and facilitate the preservation, renovation and ongoing maintenance of historically and architecturally significant buildings.
- o To limit the amount of new development at intensities and heights that are compatible with the predominant character and pedestrian scale of the Village and the capacity of the Village street system.

**Limited Uses**

The following uses are permitted subject to the following limitations in the Westwood Village Specific Plan:

- o Bars, only in conjunction with restaurants or hotels.
- o Nightclubs or other establishments offering dancing and live entertainment in conjunction with a restaurant, provided a conditional use permit is granted.
- o Motion picture theaters, provided that there may be no more than 6,030 motion picture theater seats in the Specific Plan area.
- o Fast food establishments, provided the total number of fast food establishments along any public street does not exceed one for every 400 feet of lot frontage along that street.
- o Restaurants, provided the total number of restaurants on any public street does not exceed one for every 200 feet of lot frontage.
- o Convenience food stores, provided the total number of convenience food stores on any public street does not exceed one for every 1,000 feet of lot frontage.
- o Financial services, provided the total number of businesses providing financial services located along the ground floor frontage on any public street does not exceed one for every 1,000 feet of lot frontage.

- o Hotels shall be permitted, provided the total number of guest rooms in the Specific Plan area does not exceed 350.

**Permitted Height**

- o Projects on sites which are not located in the shaded or stippled areas on Figure 3 of the Specific Plan shall not exceed a maximum height of 40 feet.
- o Projects on sites which are located in the shaded or stippled areas of Figure 3 of the Specific Plan may be built to a maximum height of 55 feet, if such height is approved by the Director of Planning.
- o A hotel, may be built to a maximum height of 70 feet on no more than 25% of the buildable lot area, if approved by the Director of Planning.

**Building Intensity**

**Base Permitted Floor Area**

Base permitted floor area on a lot shall be two times the buildable area of the lot.

**Additional Permitted Floor Area**

The total permitted floor area of a site shown on Figure 3 of the Specific Plan as a stippled area may be increased up to a maximum of 2.5 times buildable area.

The total permitted floor area of a site shown on Figure 3 of the Specific Plan as a shaded area may be increased up to a maximum of 3.0 times buildable area through one or a combination of the following:

- o The transfer of unused permitted floor area from donor sites.
- o The provision of neighborhood retail or neighborhood services on the site.
- o The provision of parking spaces for public use which are in excess of those required for uses on the site.
- o The provision of dwelling units above the ground floor of a commercial building.

## **Signs**

The following signs are prohibited:

- o Roof signs, effective January 4, 1979.
- o Monument signs and pole signs, except as permitted in the ordinance.
- o Off-site commercial signs.
- o Signs having flashing, mechanical, strobe or blinking lights or moving parts, except that theater marquees may have blinking lights, effective January 4, 1979.
- o Mural signs.
- o Projecting signs, except that village pedestrian signs shall be permitted.
- o Sandwich signs.

## **Number of Signs**

No more than one wall sign or awning sign, and one village pedestrian sign or window sign, shall be constructed, placed, created or maintained for each premise.

## **Sign Area**

- o The combined sign area of all wall and awning signs on a single-story building shall not exceed three square feet for each foot of street frontage.
- o Theaters shall be permitted 3 1/2 square feet of sign area for each foot of street frontage.

## **Design Review**

No building permit shall be issued for any building or structure, including a sign, or any Village-wide public improvements, unless plans, and elevations of the development have been reviewed and approved by the Director of Planning acting on the recommendation of the Westwood Community Design Review Board (Design Review Board).

- o The Westwood Community Design Review Board, upon receipt of the project application will take an action to approve, disapprove or conditionally approval the project and transmit its determination to the Director of Planning.
- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.

- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.

WESTWOOD VILLAGE SPECIFIC PLAN  
ORDINANCE 164,305  
EFFECTIVE JANUARY 30, 1989

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PART 3

**WESTWOOD VILLAGE SPECIFIC PLAN  
ORDINANCE 164,305  
EFFECTIVE JANUARY 30, 1989**

**ANNOTATED TABLE OF CONTENTS**

PROVISION	HIGHLIGHTS	SECTION			
Land Uses - permitted	C4 uses laundromats	5A1 5A2	Signage - prohibited	roof signs monument signs pole signs offsite signs flashing signs projecting signs sandwich signs	11B
limited	bars nightclubs motion picture theaters fast food establishmt restaurants conven. food stores financial services hotels parking buildings sidewalk cafes residential dwelling unit	5B1 5B2 5B3 5B4 5B5 5B6 5B7 5B8 5B9 5B10 5B13	- #/size of signs	1 wall + 1 ped./window sign per premise  wall signs = 3 sq.ft. for each foot of store frontage	11D
prohibited	automobile uses drive-in businesses	5C1 5C2		bldgs w/more than 1 premise 1.5 sq.ft. for each foot of store frontage	11E
Floor Area Ratio	Base 2:1 FAR	7A			
-Fig 3 (stippled area)	up to 2.5:1 FAR			no sign shall exceed 75 sq. ft. max	
-Fig 3 (shaded area)	up to 3:1 FAR		Design Review		
Height - permitted	40 feet max.	8A1		any bldg. or structure any sign	13A
- sites In Fig. 3	55 feet	8A2			
- hotel project In Subarea 2	70 feet on 25% of lot	8A3			
Parking - hotel	1 space per guest room 1 space for every 100 sq. ft. of restaurant 1 space for every 35 sq.ft. of meeting rooms	9A			
- motion picture theater	1 space for each 3 fixed seats				
- nightclub	1 space for each 5 seats				
- office	3.25 spaces for 1000 sq. ft.				
- retail					
Location of Parking	on site outside Village Center within 100 feet of project	9C			

Part 4

ORDINANCE NO. 164,305

An Ordinance amending the Specific Plan for Westwood Village.

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

Section 1. Amendment of the Westwood Village Specific Plan.

The City Council hereby amends the Specific Plan applicable to the area of the City of Los Angeles shown on the following map within the heavy black lines:

Sec. 2. Purposes.

The purposes of this Specific Plan are as follows:

A. To permit, encourage and facilitate a balanced mix of uses and an environment attractive to a cross-section of the community (in particular, nearby residents, office employees and U.C.L.A. students and staff), so that Westwood Village continues to function as a retail center that primarily serves the surrounding community and secondarily serves the broader regional and tourist market.

B. To permit, encourage and facilitate the preservation, renovation and ongoing maintenance of historically and architecturally significant buildings.

C. To limit the amount of new development at intensities and heights that are:

1. compatible with the predominant character and pedestrian scale of the Village and the capacity of the Village street system;

2. adequate to encourage the preservation of historically and architecturally significant buildings through the transfer of unused permitted floor area from those significant buildings to potential development sites;

3. adequate to encourage the provision of neighborhood-serving uses, residential uses above the ground floor, and additional public parking through the floor area bonus program of the Specific Plan; and

4. adequate to encourage the provision of streetscape improvements and additional public parking directly by developers and through the assessment of all developed properties in the Village.

D. To locate new development strategically in order to attract new uses and users.

E. To permit, encourage and facilitate the provision of basic services and amenities (in particular, short-term daytime parking and pedestrian amenities) that will permit the Village to function as a shopping area.

F. To encourage and facilitate non-automobile access to the Village by:

1. facilitating pedestrian and shuttle access from U.C.L.A., Wilshire Boulevard offices and surrounding residential areas;

2. providing sufficient parking to serve the Village without encouraging excessive automobile trips to the Village; and

3. developing programs to encourage car pooling and the use of public transit.

G. To mitigate the impacts of Village development on nearby residential areas.

Sec. 3. Relationship to Other Provisions of the Municipal Code.

A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code and any other relevant ordinance and do not convey any rights not otherwise granted under the provisions and procedures contained therein, except as provided herein.

B. Wherever this Specific Plan contains provisions which require greater setbacks, lower density, lower height, restricted uses, greater parking requirements or other greater restrictions or limitations on development than would be allowed pursuant to the provisions contained in Chapter I of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

C. The provisions of this Specific Plan supersede and replace the provisions of Ordinance No. 145,048, amended by Ordinances Nos. 149,521, 149,831, 151,739 and 153,718, the former Specific Plan for Westwood Village.

D. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Los Angeles Municipal Code. An application for an exception from this Specific Plan pursuant to Section 11.5.7 D does not require any additional application pursuant to the provisions of Section 12.24 B of the Los Angeles Municipal Code.

Sec. 4. Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 91.6203 of the Los Angeles Municipal Code, if defined therein.

**Building Frontage** - That portion of the perimeter of a building or structure which fronts on a public street or on a courtyard that is accessible from a public street.

**Building/Business Identification Sign** - A wall sign which identifies the name of a building and/or lists the names

of the businesses or non-commercial uses within the building.

**Cafeteria** - A restaurant in which the customers serve themselves or are served at a counter and take the food to tables to eat, and in connection with which food is not sold for consumption off of the premises.

**Convenience Food Store** - A retail establishment that offers a limited selection of household and packaged food items and few, if any, fresh food items, and that occupies less than 5,000 square feet of floor area. The term convenience food store shall not include produce, meat or cheese markets, or delicatessens.

**Covenant** - A written document entered into by any and all owners of the property regarding the use or development of one or more lots, approved by the Director of Planning, and executed and recorded by such property owners in the Los Angeles County Recorder's Office. The covenant shall be in a form to run with the land and shall be binding on any subsequent owners, heirs, successors (including but not limited to beneficiaries) or assigns. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records.

**Cultural Resource** - A structure determined to have local significance or potential national significance with respect to its architectural and/or historical characteristics and which is designated as such in Section 6 of this Specific Plan.

**Design Review Board** - The Westwood Community Design Review Board established pursuant to Ordinance No. 163,204.

**Directory Sign** - A wall or monument sign which lists the names of businesses or non-commercial uses in the Specific Plan Area.

**Donor Site** - A lot on which a cultural resource or parking facility (as described in Section 9 H of this Specific Plan) is located and from which unused development capacity may be transferred to a receiver site within the Specific Plan area.

**Fast Food Establishment** - An establishment which dispenses prepared food over a counter for consumption on or off the premises, except for a cafeteria. Each food court shall be deemed to be a separate fast food establishment.

**Financial Services** - Services including, but not limited to, those typically offered by banks, savings and loans, thrift associations, real estate offices, insurance companies, brokerage firms, escrow offices, title insurance companies and financial advisors, but excluding automatic teller devices.

**Food Court** - A fast food establishment which contains

two or more food service counters, each having a separate kitchen, and all of which counters open onto a common seating area. Such an establishment containing a maximum of 50 seats shall be deemed a single food court; such an establishment containing more than 50 seats shall be deemed a separate food court for each 50 seats, or portion thereof, which it contains.

**Full Service Grocery Store** - A store of not less than 18,000 square feet of floor area which offers for sale products including, but not limited to, meats, produce, dairy products, paper goods, dry goods, frozen goods, sundries and other similar products.

**Ground Floor** - That portion of a floor level of a building within three vertical feet of the ground level.

**Ground Level** - The elevation of the closest portion of the public sidewalk to each portion of the building.

**Guest Room** - Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit, except that the sitting room in a hotel suite shall not be considered a separate guest room so long as the bedroom is accessible only through the sitting room.

**Monument Sign** - A sign erected directly upon the existing or artificially created grade and which has a horizontal dimension equal to or greater than its vertical dimension.

**Neighborhood Retail** - Retail sale of goods needed by residents and students on a regular basis, including: Art gallery; Art supplies; Athletic/sporting goods; Bakery; Books or cards; Bicycle sales and repairs; Clock or watch sales and/or repair; Computer sales and repair; Drug store; Fabrics or dry goods; Florist; Food/grocery store, including supermarket, produce, cheese and meat market and delicatessen; Hardware; Household goods and small appliances; Infant and children's clothing; Newsstand; Photographic equipment and repair; Stationery; Toys; Other similar retail items as determined by the Zoning Administrator.

**Neighborhood Services** - Services used by residents and students on a regular basis, including: Barber shop or beauty parlor; Blueprinting; Child care facility; Club or lodge, bridge club, fraternal or religious association; Copying; Custom dressmaking; Dry cleaner; Financial Services; Laundry or self-service laundromat; Locksmith; Optician; Photographer; Shoe repair; Tailor; Other similar services as determined by the Zoning Administrator.

**Permitted Floor Area, Additional** - Floor area in excess of the base permitted floor area allowed on receiver sites, consistent with Section 7 B of this Specific Plan.

**Permitted Floor Area, Base** - The floor area permitted on a lot in the Specific Plan area prior to the transfer of floor area pursuant to this Specific Plan.

— Specific Plan Area  
- - - Village Center



Figure 1

SPECIFIC PLAN  
AREA BOUNDARIES

Westwood Village Specific Plan



**Permitted Floor Area, Unused** - The difference between the base permitted floor area on a donor site and the actual floor area contained within all buildings on the site, prior to any transfer of such floor area.

**Premise** - A building or portion thereof used as a location for a single business or non-commercial use.

**Project** - The construction, erection, addition to or structural alteration of any building or structure, a use of land or change of use on a lot located in whole or in part within the Specific Plan area. A project does not include interior remodeling of a building which does not increase the floor area.

**Receiver Site** - A lot to which unused permitted floor area may be transferred. The term receiver site does not include a lot containing a cultural resource.

**Sandwich Sign** - A portable sign consisting of two sign faces which connect at the top and extend outward at the bottom of the sign and which is usually placed on a sidewalk.

**Site** - A lot or lots as defined by Section 12.03 of the Los Angeles Municipal Code.

**Specific Plan Area** - The area of the City of Los Angeles shown on Figure 1 within the heavy black lines.

**Store Frontage** - The length of a premise measured along the wall of the premise abutting the exterior public access level walkway that serves the premise.

**Unoccupied Tower** - A structure, attached to a building, which is solely an architectural feature, which is taller than its diameter and which is designed so that it may not be occupied by individuals, goods, materials or equipment and is not used for warehousing or office purposes. Any area contained within the exterior walls of the unoccupied tower shall not be calculated as part of the floor area of the building to which the tower is attached.

**Village Pedestrian Sign** - A sign which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building and which identifies a use or service exclusively or primarily by symbol. Lettering shall be limited to a maximum of 30 percent of the sign area.

## Sec. 5. Uses.

### A. Permitted Uses.

1. Except as provided in Subsections B and C of this section, any use permitted in the C4 zone on the effective date of this ordinance shall be permitted within the Specific Plan area, provided that all activities, including storage, are conducted wholly within an enclosed building, except that outdoor merchandise displays during Village-wide organized sidewalk sales, outdoor dining and

newsstands may be conducted other than within a wholly-enclosed building.

2. Notwithstanding the provisions of Section 12.16 of the Los Angeles Municipal Code to the contrary, laundries and laundromats shall be permitted within the Specific Plan area.

### B. Limited Uses.

The following uses shall be permitted subject to the following limitations:

1. Bars, only in conjunction with restaurants or hotels.

2. Nightclubs or other establishments offering dancing or live entertainment in conjunction with a restaurant, provided a conditional use permit is granted pursuant to Section 12.24 C 1.1 of the Los Angeles Municipal Code.

3. Motion picture theaters, provided that there may be no more than 6,030 motion picture theater seats in the Specific Plan area.

4. Fast food establishments, provided the total number of fast food establishments along any public street does not exceed one for every 400 feet of lot frontage along that street, except that on Broxton Avenue one fast food establishment shall be permitted for every 200 feet of lot frontage. Fast food establishments need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratios.

5. Restaurants, provided the total number of restaurants on any public street does not exceed one for every 200 feet of lot frontage, except that on Broxton Avenue one restaurant shall be permitted for every 150 feet of lot frontage. Restaurants need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratios.

6. Convenience food stores, provided the total number of convenience food stores on any public street does not exceed one for every 1,000 feet of lot frontage. Convenience food stores need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratio.

7. Financial services, provided the total number of businesses providing financial services located along the ground floor frontage on any public street does not exceed one for every 1,000 feet of lot frontage. Such businesses need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratio.

8. Notwithstanding the provisions of Los Angeles Municipal Code Sections 12.16 and 12.24, hotels shall be permitted, provided the total number of guest rooms in the Specific Plan area does not exceed 350 and the distance between any two hotels is a minimum of 500 feet.

- a. The number of guest rooms in a single hotel shall not exceed one guest room for each 325 square feet of buildable area.
- b. No ballroom shall be permitted.
- c. Total floor area devoted to meeting rooms shall not exceed 15 square feet for each guest room; however, the total floor area of all meeting rooms in a hotel shall not exceed 2,700 square feet. No banquet or dancing shall take place in such meeting rooms.
- d. Other than restaurants and meeting rooms, there shall be no public assembly rooms in a hotel.

9. Parking buildings, provided the ground floor building frontage shall be devoted to another use permitted by this section.

10. Sidewalk cafes within a public street right-of-way, provided a minimum of 10 feet of sidewalk width shall remain for pedestrian circulation on all streets, except along Broxton Avenue where there shall be a minimum of 15 feet of sidewalk width for pedestrian circulation if the sidewalks on that street are widened to at least 25 feet.

11. Outdoor farmers markets, subject to approval by the Police Department.

12. Outdoor cultural events, art and craft fairs and other special outdoor events, subject to approval by the Police Department.

13. Residential dwelling units, provided that density shall be limited to 800 square feet of lot area per dwelling

14. The following restrictions apply in Subareas 1 and 2 on Figure 1:

- a. Only residential or hotel uses are permitted, except that if Subarea 2 is developed as a hotel, retail uses are allowed as part of that hotel, up to a maximum floor area ratio of 0.75:1.
- b. If Subarea 2 is not developed with a hotel, commercial development shall be permitted on the lots fronting Glendon Avenue provided the uses are permitted in this section, and the lots fronting on Tiverton Avenue shall be limited to residential uses only.
- c. In connection with a hotel, no vehicular egress shall be located either (1) along Le Conte Avenue within 300 feet of the westerly edge of Tiverton Avenue, or (2) along Tiverton Avenue; however, service vehicle ingress may be located along Tiverton Avenue if the hours of access are limited to between 8 a.m. through 7 p.m. daily and are so restricted by covenant.
- d. In connection with a hotel, no pedestrian access shall be located along Tiverton Avenue, except emergency ingress and egress as may be required by the Fire Department.
- e. No signs or retail display windows may be located along Tiverton Avenue.
- f. The combined occupancy of all restaurants on a hotel site may not exceed 350 persons. One dance floor, not to exceed 500 square feet, shall be permitted ancillary to only one restaurant on the hotel site.

15. Subarea 3 on Figure 1 may be developed as part of an office building containing a maximum of 296,170 square feet of floor area, except that only 46,000 square feet of floor area may be located within the Specific Plan area. Such project shall not be subject to any of the parking, replacement parking, height or setback requirements, design standards, design review procedures, or the ground floor use restrictions imposed by this Specific Plan.

16. Notwithstanding the provisions of Section 12.22 C 23 of the Los Angeles Municipal Code to the contrary, the sale or dispensing for consideration of alcoholic beverages for on-site and off-site consumption shall only be permitted pursuant to a conditional use permit granted pursuant to Section 12.24 C 1.1 of the Los Angeles Municipal Code.

17. In calculating lot frontages for the purposes of subdivisions 4, 5, 6 and 7 of this Subsection, Levering Avenue and Gayley Avenue shall be considered as one public street.

#### C. Prohibited Uses.

The following uses generally permitted in the C4 zone shall be prohibited within the Specific Plan area:

1. New or used automobile, motorcycle, recreational vehicle, mobile home and trailer sales areas and incidental uses.

2. Drive-in businesses, including theaters, refreshment stands, restaurants, food stores and the like.

#### D. Uses Permitted Along The Ground Floor Building Frontage.

1. The floor area on the ground floor of a commercial building to a depth of at least 30 feet, along at least 80 percent of the frontage of a building, excluding the frontage along vehicular access to on-site parking, shall be devoted to retail, restaurant or other food service uses, except that:

a. Any financial service may occupy up to 50 feet of ground floor building frontage on each street frontage on which it is located.

b. A hotel shall only be required to devote at least 70 percent of the ground floor building frontage to such uses, on each public street on which hotel fronts.

2. Any building which has 100 or more feet of ground floor building frontage, excluding the frontage along vehicular access to on-site parking, and which is occupied by at least five businesses or commercial uses, shall devote at least 20 percent of the floor area on the ground floor to a depth of at least 30 feet along that building frontage to neighborhood retail and/or neighborhood services.

#### Sec. 6. Preservation of Cultural Resources.

##### A. Designation of Cultural Resource.

**Permitted Floor Area, Unused** - The difference between the base permitted floor area on a donor site and the actual floor area contained within all buildings on the site, prior to any transfer of such floor area.

**Premise** - A building or portion thereof used as a location for a single business or non-commercial use.

**Project** - The construction, erection, addition to or structural alteration of any building or structure, a use of land or change of use on a lot located in whole or in part within the Specific Plan area. A project does not include interior remodeling of a building which does not increase the floor area.

**Receiver Site** - A lot to which unused permitted floor area may be transferred. The term receiver site does not include a lot containing a cultural resource.

**Sandwich Sign** - A portable sign consisting of two sign faces which connect at the top and extend outward at the bottom of the sign and which is usually placed on a sidewalk.

**Site** - A lot or lots as defined by Section 12.03 of the Los Angeles Municipal Code.

**Specific Plan Area** - The area of the City of Los Angeles shown on Figure 1 within the heavy black lines.

**Store Frontage** - The length of a premise measured along the wall of the premise abutting the exterior public access level walkway that serves the premise.

**Unoccupied Tower** - A structure, attached to a building, which is solely an architectural feature, which is taller than its diameter and which is designed so that it may not be occupied by individuals, goods, materials or equipment and is not used for warehousing or office purposes. Any area contained within the exterior walls of the unoccupied tower shall not be calculated as part of the floor area of the building to which the tower is attached.

**Village Pedestrian Sign** - A sign which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building and which identifies a use or service exclusively or primarily by symbol. Lettering shall be limited to a maximum of 30 percent of the sign area.

## Sec. 5. Uses.

### A. Permitted Uses.

1. Except as provided in Subsections B and C of this section, any use permitted in the C4 zone on the effective date of this ordinance shall be permitted within the Specific Plan area, provided that all activities, including storage, are conducted wholly within an enclosed building, except that outdoor merchandise displays during Village-wide organized sidewalk sales, outdoor dining and

newsstands may be conducted other than within a wholly-enclosed building.

2. Notwithstanding the provisions of Section 12.16 of the Los Angeles Municipal Code to the contrary, laundries and laundromats shall be permitted within the Specific Plan area.

### B. Limited Uses.

The following uses shall be permitted subject to the following limitations:

1. Bars, only in conjunction with restaurants or hotels.

2. Nightclubs or other establishments offering dancing or live entertainment in conjunction with a restaurant, provided a conditional use permit is granted pursuant to Section 12.24 C 1.1 of the Los Angeles Municipal Code.

3. Motion picture theaters, provided that there may be no more than 6,030 motion picture theater seats in the Specific Plan area.

4. Fast food establishments, provided the total number of fast food establishments along any public street does not exceed one for every 400 feet of lot frontage along that street, except that on Broxton Avenue one fast food establishment shall be permitted for every 200 feet of lot frontage. Fast food establishments need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratios.

5. Restaurants, provided the total number of restaurants on any public street does not exceed one for every 200 feet of lot frontage, except that on Broxton Avenue one restaurant shall be permitted for every 150 feet of lot frontage. Restaurants need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratios.

6. Convenience food stores, provided the total number of convenience food stores on any public street does not exceed one for every 1,000 feet of lot frontage.

Convenience food stores need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratio.

7. Financial services, provided the total number of businesses providing financial services located along the ground floor frontage on any public street does not exceed one for every 1,000 feet of lot frontage. Such businesses need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratio.

8. Notwithstanding the provisions of Los Angeles Municipal Code Sections 12.16 and 12.24, hotels shall be permitted, provided the total number of guest rooms in the Specific Plan area does not exceed 350 and the distance between any two hotels is a minimum of 500 feet.

- a. The number of guest rooms in a single hotel shall not exceed one guest room for each 325 square feet of buildable area.
- b. No ballroom shall be permitted.
- c. Total floor area devoted to meeting rooms shall not exceed 15 square feet for each guest room; however, the total floor area of all meeting rooms in a hotel shall not exceed 2,700 square feet. No banquet or dancing shall take place in such meeting rooms.
- d. Other than restaurants and meeting rooms, there shall be no public assembly rooms in a hotel.

9. Parking buildings, provided the ground floor building frontage shall be devoted to another use permitted by this section.

10. Sidewalk cafes within a public street right-of-way, provided a minimum of 10 feet of sidewalk width shall remain for pedestrian circulation on all streets, except along Broxton Avenue where there shall be a minimum of 15 feet of sidewalk width for pedestrian circulation if the sidewalks on that street are widened to at least 25 feet.

11. Outdoor farmers markets, subject to approval by the Police Department.

12. Outdoor cultural events, art and craft fairs and other special outdoor events, subject to approval by the Police Department.

13. Residential dwelling units, provided that density shall be limited to 800 square feet of lot area per dwelling.

14. The following restrictions apply in Subareas 1 and 2 on Figure 1:

- a. Only residential or hotel uses are permitted, except that if Subarea 2 is developed as a hotel, retail uses are allowed as part of that hotel, up to a maximum floor area ratio of 0.75:1.
- b. If Subarea 2 is not developed with a hotel, commercial development shall be permitted on the lots fronting Glendon Avenue provided the uses are permitted in this section, and the lots fronting on Tiverton Avenue shall be limited to residential uses only.
- c. In connection with a hotel, no vehicular egress shall be located either (1) along Le Conte Avenue within 300 feet of the westerly edge of Tiverton Avenue, or (2) along Tiverton Avenue; however, service vehicle ingress may be located along Tiverton Avenue if the hours of access are limited to between 8 a.m. through 7 p.m. daily and are so restricted by covenant.
- d. In connection with a hotel, no pedestrian access shall be located along Tiverton Avenue, except emergency ingress and egress as may be required by the Fire Department.
- e. No signs or retail display windows may be located along Tiverton Avenue.
- f. The combined occupancy of all restaurants on a hotel site may not exceed 350 persons. One dance floor, not to exceed 500 square feet, shall be permitted ancillary to only one restaurant on the hotel site.

15. Subarea 3 on Figure 1 may be developed as part of an office building containing a maximum of 296,170 square feet of floor area, except that only 46,000 square feet of floor area may be located within the Specific Plan area. Such project shall not be subject to any of the parking, replacement parking, height or setback requirements, design standards, design review procedures, or the ground floor use restrictions imposed by this Specific Plan.

16. Notwithstanding the provisions of Section 12.22 C 23 of the Los Angeles Municipal Code to the contrary, the sale or dispensing for consideration of alcoholic beverages for on-site and off-site consumption shall only be permitted pursuant to a conditional use permit granted pursuant to Section 12.24 C 1.1 of the Los Angeles Municipal Code.

17. In calculating lot frontages for the purposes of subdivisions 4, 5, 6 and 7 of this Subsection, Levering Avenue and Gayley Avenue shall be considered as one public street.

#### C. Prohibited Uses.

The following uses generally permitted in the C4 zone shall be prohibited within the Specific Plan area:

1. New or used automobile, motorcycle, recreational vehicle, mobile home and trailer sales areas and incidental uses.

2. Drive-in businesses, including theaters, refreshment stands, restaurants, food stores and the like.

#### D. Uses Permitted Along The Ground Floor Building Frontage.

1. The floor area on the ground floor of a commercial building to a depth of at least 30 feet, along at least 80 percent of the frontage of a building, excluding the frontage along vehicular access to on-site parking, shall be devoted to retail, restaurant or other food service uses, except that:

a. Any financial service may occupy up to 50 feet of ground floor building frontage on each street frontage on which it is located.

b. A hotel shall only be required to devote at least 70 percent of the ground floor building frontage to such uses, on each public street on which hotel fronts.

2. Any building which has 100 or more feet of ground floor building frontage, excluding the frontage along vehicular access to on-site parking, and which is occupied by at least five businesses or commercial uses, shall devote at least 20 percent of the floor area on the ground floor to a depth of at least 30 feet along that building frontage to neighborhood retail and/or neighborhood services.

#### Sec. 6. Preservation of Cultural Resources.

##### A. Designation of Cultural Resource.

The structures listed on Table 1, located on the sites designated as such on Figure 2, are hereby designated as cultural resources.

B. Transfer of Unused Permitted Floor Area from Cultural Resource Sites.

Any portion of unused permitted floor area on a cultural resource site may be transferred to any receiver site identified on Figure 2. Any such transfer shall be evidenced by a covenant, signed by the transferor and transferee, the obligations and benefits of which run with the land and which is binding on subsequent owners or assignees, which document restricts the floor area on the cultural resource site to the extent such floor area is transferred to a receiver site.

C. Certificate of Appropriateness.

No cultural resource in the Specific Plan area shall be demolished, relocated, significantly altered or removed unless a Certificate of Appropriateness has been approved by the Planning Commission in accordance with the standards and procedures set forth in Sections 12.20.3 F through 12.20.3 N of the Los Angeles Municipal Code. The Westwood Community Design Review Board (Design Review Board) shall perform the functions of the "Historic Preservation Association" specified in those sections.

Sec. 7. Building Intensity.

A. Base Permitted Floor Area.

Base permitted floor area on a lot shall be two times the buildable area of the lot.

B. Additional Permitted Floor Area.

The total permitted floor area of a site shown on Figure 3 as a shaded area may be increased up to the maximum shown on Figure 3 for that area through one or a combination of the following:

1. The transfer of unused permitted floor area from donor sites pursuant to Sections 6 B and 9 G of this Specific Plan.

2. The provision of neighborhood retail or neighborhood services on the site. One square foot of floor area may be added for each square foot of ground floor neighborhood retail or neighborhood services, provided the continued use of that quantity of floor area for neighborhood retail or neighborhood services is guaranteed by covenant, except that neighborhood retail provided to qualify for a bonus pursuant to Section 7 B 8 of this Specific Plan is not also eligible for additional floor area. This bonus shall not exceed the densities shown on Figure 3.

3. The provision of parking spaces for public use which are in excess of those required for uses on the site, provided that such spaces are available in the Specific Plan area as part of an existing or future Village-wide

validation system. One hundred square feet of floor area may be added for each additional parking space so provided.

4. The provision of dwelling units above the ground floor of a commercial building. One square foot of floor area may be added for each square foot of floor area contained within such dwelling units and corridors adjacent thereto, provided that the continued use of that floor area for residential use is guaranteed by covenant.

5. A Village-wide total of 35,000 square feet of additional floor area (but no additional height) in excess of the maximums shown on Figure 3, not to exceed an additional one half times the buildable area on any one lot, shall be permitted in exchange for provision of any of the following improvements:

a. Thirty thousand (30,000) square feet, Village-wide, of additional floor area may be constructed in exchange for the design and construction of the below listed sidewalk improvements to be located within (1) the Westwood Boulevard right-of-way between Wilshire Boulevard and Lindbrook Drive, (2) the Gayley Avenue right-of-way between Wilshire Boulevard and Lindbrook Drive, and (3) the Glendon Avenue right-of-way between Wilshire Boulevard and Lindbrook Drive. Such improvements, as set forth in subparagraphs (1) through (4) below, shall apply to each of the three rights-of-way described above.

(1) Twenty-thousand (20,000) square feet of sidewalk improvements as specified by the Department of Public Works, Bureau of Engineering.

(2) Thirty 24-inch boxed street trees, 48-inch diameter tree grates and frames;

(3) Ten street lights on 15-foot ornamental steel poles; and

(4) Ten permanent pole or wall mounted metal waste receptacles. The City Engineer shall approve the final design of the improvements and the selection of materials, and shall approve the completed improvements. The design of all such improvements shall be subject to review by the Design Review Board.

b. Twenty-five hundred (2,500) square feet, Village-wide, of additional floor area in exchange for the provision of a single mid-block public pedestrian connection between Glendon Avenue and Westwood Boulevard, provided that the connection is located at ground level and not closer than 200 feet from Weyburn Avenue or Kinross Avenue, does not result in a change to a cultural resource, and is consistent with the Westwood Village design guidelines approved by the City Council. The pedestrian connection shall conform generally to the following design standards:

(1) It shall be constructed of a hard, durable surface and shall be a minimum of 6 feet in width; provided, however, the City Engineer may require a greater width if such is necessary to carry anticipated pedestrian traffic.

- (2) It shall be designed and constructed to conform to applicable handicapped person access standards.
- (3) Components of the pedestrian connection shall be designed to be wholly contiguous and completely accessible to the public.

c. Twenty-five hundred (2,500) square feet, Village-wide, of additional floor area in exchange for the provision of a single mid-block public pedestrian connection between Broxton Avenue and Westwood Boulevard, provided that the connection is located at ground level and not closer than 150 feet from Weyburn Avenue or Kinross Avenue, does not result in a change to a cultural resource, and is consistent with the Westwood Village design guidelines approved by City Council. The pedestrian connection shall conform generally to the design standards set forth in paragraph b above. A building permit for a project utilizing the additional floor area permitted pursuant to this subdivision may be issued only after the City Engineer has approved the design of the sidewalk improvements on mid-block public pedestrian connection and the owner has guaranteed completion thereof by surety bond, letter of credit or other means approved by the City Engineer. A certificate of occupancy to which the owner is otherwise entitled may not be issued until the sidewalk improvements or mid-block public pedestrian connections has been completed to the satisfaction of the City Engineer; or if not completed, upon the City Engineer's certification that completion of the sidewalk improvements, or pedestrian connections are beyond the control of the owner. In any event, the sidewalk improvements or pedestrian connection shall be completed within a reasonable period of time as determined by the City Engineer.

6. Additional permitted floor area may be transferred from any site in a shaded area on Figure 3 to any other site in a shaded area on Figure 3. Any such transfer shall be evidenced by a covenant, signed by the transferor and transferee, in a form to run with the land and which is binding on subsequent owners or assignees, which document restricts the floor area on the donor site to the extent such floor area is transferred to a receiver site.

7. The amount of additional floor area permitted pursuant to Subdivisions 2, 3, 4 and 5 above and Section 9 H below (equivalent to the floor area devoted to neighborhood retail, neighborhood services, dwelling units or new public parking on sites not designated as receiver sites) may be transferred to a receiver site, provided the continued use of that floor area for such uses is guaranteed by covenant.

8. A hotel may contain one guest room for each 325 square feet of buildable area. Provided, however, if a full service grocery store is constructed by the developer of the hotel, the hotel may contain one guest room per 300 square feet of buildable area for each 500 square feet of floor area devoted to such full service grocery store; the remaining guest rooms shall be calculated at one guest room per 325 feet of buildable area. Such full service grocery store shall occupy at least 30 feet of ground floor building frontage and shall be located either on the site of

the hotel development or on another lot within the Specific Plan Area. The site at which the full service grocery store is located shall be restricted to such use by a covenant.

#### C. Transfer or Increase of Development Rights-Procedure.

1. Whenever floor area is increased as permitted by Section 7 B of this Specific Plan, or the right to construct floor area is transferred, a covenant shall be made a condition of such transfer or increase and shall be executed and recorded by the owners of each of the parcels involved, setting forth the amount of additional or transferred floor area thereby allowed and binding such owners and their successors to the limitations and requirements imposed by this Specific Plan in connection with such transfer or increase in floor area.

2. Any owner of property within the boundaries of the Westwood Community Plan area may seek an appropriate court order to enforce the provisions of such a covenant or this ordinance, provided that such person first exhausts his or her administrative remedies with the City of Los Angeles pursuant to Subsection D of this section and applicable provisions of the Los Angeles Municipal Code.

#### D. Enforcement.

The construction of and the continued use of any building, or portion thereof, permitted pursuant to the provisions of Subsection B of this section is conditioned upon the actual construction of the improvement and maintenance of the use as set forth in Subsection B. In the event such improvements are not constructed or the uses are not maintained or in the event such uses are terminated, any building permit or certificate of occupancy allowing the construction or use of any building, or portion thereof, pursuant to Subsection B, shall be revoked.

#### Sec. 8. Height and Setback.

##### A. Permitted Height.

Except as otherwise provided in this Section, no project shall exceed a height of 40 feet.

1. Projects on sites which are not located in the shaded or stippled areas on Figure 3 shall not exceed a maximum height of 40 feet.

2. Except as provided in Subdivision 3 of this subsection, projects on sites which are located in the shaded or stippled areas of Figure 3 may be built to a maximum height of 55 feet, if such height is approved by the Director of Planning pursuant to subdivision 4 of this subsection.

3. A hotel project located in Subarea 2 as shown in Figure 1, built on the entire site, may be built to a maximum height of 70 feet on no more than 25% of the buildable lot area, if approved by the Director of Planning pursuant to Subdivision 4 of this subsection.

4. The Director of Planning, acting on the recommendation of the Westwood Community Design Review Board, shall have the authority to permit projects referred to in Subdivisions 2 and 3 of this Subsection to exceed a maximum height of 40 feet, provided the Director determines that the project meets the following standards:

- a. If adjacent to a cultural resource, the project will be compatible in scale to that resource.
- b. If the project is located on a site that is more than 100 feet wide, it must contain a facade which resembles a series of smaller buildings.
- c. The project shall be compatible with the architectural character of the surrounding area.
- d. That portion of a building (including roofs and roof structures but excluding towers) which exceeds the highest elevation of any adjacent cultural resource must be stepped back at a 45 degree angle from the permitted height along the frontage.
- e. The cornice lines of new buildings must meet the cornice line of any abutting cultural resource.
- f. A building located on a corner must incorporate architectural elements which orient the building to the corner by the use of towers, bay windows and domes. The procedures and fees for consideration by the Design Review Board and appeals from the Director's determination are set forth in the Westwood Community Design Review Board Ordinance.

B. Exceptions to Height Requirements.

1. When the elevation of the highest adjoining public sidewalk within a five foot horizontal distance of an exterior wall of a building exceeds grade by more than five feet, a building or structure may exceed the height permitted under Subsection A of this section in number of feet by not more than the difference between the elevation of the highest adjoining public sidewalk and grade. However, no such additional height shall cause any portion of the building or structure to exceed a height of 45 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below that point of measurement.

2. Roofs, and roof structures for the purposes specified in Section 12.21.1 B 3 of the Los Angeles Municipal Code may be erected up to ten feet above the prescribed height limit, provided that any roof structures are screened from view at street level.

3. Unoccupied towers shall be permitted as follows:

- a. If located at a corner on the frontage of the building, the tower may not exceed an additional 40 feet above the permitted building height.
- b. If located elsewhere on a lot, the tower may not exceed an additional 20 feet above the permitted building height.

C. Height and Setbacks along Building Frontage.

1. The height of a building, including roofs, roof

structures, but excluding unoccupied towers, shall not exceed 40 feet within a five foot horizontal distance of any building line or any lot line parallel to a public street if there is no building line. Above 40 feet, the building, roof and roof structures shall be set back from the building line or lot line at a 45 degree angle.

2. The height of a building adjacent to one or more cultural resources shall not exceed a height that is within five feet of the average height of the adjacent cultural resources or 30 feet, whichever is greater. Above this height, the building shall be set back from the building line or lot line at a 45 degree angle.

3. Except on Broxton Avenue, at least 80 percent of the exterior wall along the building frontage shall be located no more than five feet from any building line or any lot line parallel to a public street if there is no building line, up to a height of 30 feet or the top story, whichever is less.

4. On Broxton Avenue, not more than 65 percent of the exterior wall area along the building frontage on a lot must be located within five feet of the lot line on that frontage.

Sec. 9. Parking.

A. Number of Spaces Required.

The following parking requirements are applicable to the uses listed below. Parking requirements for other uses are set forth in applicable provisions of the Los Angeles Municipal Code.

Use	<u>Number of Required Spaces</u>
Hotel and motel and other projects containing guest rooms	1 space for each guest room, plus 1 space for each 100 square feet of dining area of a restaurant, plus one space for each 35 square feet of meeting rooms, plus the number of spaces required by this section and the Los Angeles Municipal Code for all other uses.
Motion picture theater	1 space for each 3 fixed seats, or, where there are no fixed seats, 1 space for each 25 square feet of floor area.
Nightclub or other establishment offering live entertainment or dancing as its primary use	1 space for each 5 fixed seats, or, where there are no fixed seats, 1 space for each 75 square feet of floor area.
Office, excluding medical office	3.25 spaces for each 1,000 square feet of floor area.
Retail and other commercial uses	3.25 spaces for each 1,000 square feet of floor area.

#### B. Subsurface Parking.

If a cultural resource is demolished or relocated, subsurface parking in conjunction with any replacement structure may not extend into the public right-of-way.

#### C. Location of Parking.

Notwithstanding Section 12.21 A 4 (g) of the Los Angeles Municipal Code to the contrary and except as otherwise specified in Subsection G below, parking shall be provided either (1) on site, (2) outside the Village Center but within the Specific Plan area, or (3) within 1,000 feet of the project, if outside of the Specific Plan area.

#### D. Employee Parking and Village Validation System.

Of the total required parking spaces for commercial uses, no more than one space per 1,000 square feet of floor area may be reserved for employee use; however, this restriction shall not apply to parking for office, medical office and hotel uses. The remaining spaces shall be made available for public use in connection with a Village-wide validation system, which system exists at the time the required parking is provided or which may be subsequently created. Such availability shall be guaranteed by covenant.

#### E. Replacement Parking.

If a project results in the removal of any parking spaces which existed at the time this Ordinance became effective and which do not serve an existing building or buildings, 50% of such parking spaces shall be replaced and shall be in addition to the number of spaces otherwise required for the project and for any existing building or buildings on any other lot or lots. Replacement parking shall be made available for public use. Replacement parking shall either be provided at the same site or off-site pursuant to Subsection C of this Section. If such parking is provided off-site, it shall be provided pursuant to a parking covenant as required by Section 12.26 E 5 of the Los Angeles Municipal Code.

#### F. Bicycle Parking.

Bicycle parking shall be provided at a ratio of one bicycle parking space for each five required vehicle parking spaces. Bicycle parking shall be located in the vehicular parking facility or as close to the entrance of that facility as is feasible.

#### G. Designation of Parking Facility Site as a Donor Site.

1. Any site in the Specific Plan area providing at least 500 new public parking spaces may be designated as a donor site and the owner of that site may transfer all or any portion of its base permitted floor area to any receiver site if it complies with the requirements of Subdivision 2 of this subsection. Parking spaces shall be considered as "new" if the structure containing the spaces is built subsequent to the effective date of the ordinance adding

this provision to the Specific Plan.

2. In order to qualify as a donor site, the project containing the parking facility must comply with the following requirements:

- a. Floor area to a depth of 30 feet along at least 70 percent of the ground floor building frontage, excluding the frontage along parking and pedestrian access to the parking structure, shall be devoted to retail, restaurant or other food service uses. Half of the total of any such retail uses shall be devoted to neighborhood retail uses.
- b. The project shall contain a public restroom facility;
- c. Vehicular access to the parking facility shall be located outside of the Village Center, unless the Department of Transportation determines that such would not be feasible;
- d. No cultural resource may be demolished or significantly altered in order to construct any such parking facility.
- e. The parking facility shall provide bicycle parking at the ratio specified in Section 9 F of this Specific Plan.

3. No more than 1250 new parking spaces within the entire Specific Plan area may be used to qualify for the transferability privileges of this subsection.

#### Sec. 10. Development Standards.

A. Any exterior wall abutting a public right-of-way shall not extend more than 40 feet horizontally without containing architectural features which will adequately protect against featureless, uninterrupted, large wall planes.

B. The primary entrance to any business located on the ground floor along the building frontage shall be located on that frontage and substantially at ground level.

C. To the extent that the Department of Transportation determines that it would be feasible, driveway access to parking in the Village Center shall be provided from alleys.

D. To the extent that the Department of Transportation determines that it would be feasible, driveway access to parking spaces located on lots that front on the following streets, which may be closed on weekends, shall not be located on those streets: 1. Westwood Boulevard between Lindbrook Drive and Le Conte Avenue. 2. Broxton Avenue between Kinross and Le Conte Avenue. 3. Glendon Avenue within 300 feet of Weyburn Avenue. 4. Weyburn Avenue between Broxton and Glendon Avenue. 5. Kinross Avenue between Gayle and Glendon Avenue.

E. A 15-foot wide, landscaped setback shall be provided from the building line along Tiverton Avenue within Subareas Nos. 1 and 2.

#### Sec. 11. Signs.

##### A. Approval.

No building permit for an exterior sign shall be issued, nor

shall any exterior sign be installed, unless the proposed sign has been reviewed and approved by the Director of Planning acting on the recommendation of the Design Review Board. The Director of Planning and Design Review Board shall consider the type, area, height, shape, and projection of the proposed sign.

#### B. Prohibited Signs.

The following signs are prohibited:

1. Roof signs, effective January 4, 1979.
2. Monument signs and pole signs, except as permitted in Subsection C, Subdivision 1 and Subsection G, Subdivision 4 below, effective January 4, 1979.
3. Off-site commercial signs.
4. Signs having flashing, mechanical, strobe or blinking lights or moving parts, except that theater marquees may have blinking lights, effective January 4, 1979.
5. Mural signs.
6. Projecting signs, except that village pedestrian signs shall be permitted.
7. Sandwich signs.

#### C. Temporary Signs.

Temporary signs shall be permitted pursuant to Section 91.6215 of the Los Angeles Municipal Code, except that such signs may not be installed on any single premise for a cumulative period in excess of 60 days per calendar year.

#### D. Number of Signs.

No more than one wall sign or awning sign, and one village pedestrian sign or window sign, shall be constructed, placed, created or maintained for each premise, except that:

1. Automobile service stations may have one additional pole sign.
2. Theaters may have additional wall signs, not to exceed a total of 100 square feet in sign area. Theaters may also have marquee signs.
3. Premises located above the ground floor, which do not take their primary access directly from an exterior walkway open to the public, may have only a building or business identification sign adjacent to each exterior entrance which provides access to those premises.
4. Premises with at least 60 feet of store frontage may have an additional sign for each 30 feet of store frontage in excess of 30 feet.

5. Ground floor premises which have an entrance on an alley, may have one additional sign on the exterior wall which abuts the alley.

6. Premises which take their primary access from an exterior walkway open to the public and which are located on a street corner may have one wall sign or awning sign and one village pedestrian sign or window sign on each exterior wall of the premise which abuts a street.

7. Notwithstanding the provisions of Section 91.6205 K of the Los Angeles Municipal Code, pennants, banners, and flags which do not contain written advertising, are permitted, subject to the review and approval of the Director of Planning.

#### E. Sign Area.

##### 1. Wall or Awning Signs.

- a. The combined sign area of all wall and awning signs on a single-story building or structure which abuts a public street shall not exceed three square feet for each foot of street frontage. For buildings that are more than one story in height, the combined sign area of all wall and awning signs may exceed that permitted for a single-story building or structure by 10 percent.
- b. Theaters shall be permitted 3 1/2 square feet of sign area for each foot of street frontage.
- c. For all buildings occupied by more than one premise, the size of signs pertaining to each premise shall not exceed 1.5 square feet of combined sign area for each foot of store frontage of the premise.
- d. The sign area permitted for each additional sign allowed for premises located on an alley, shall not exceed one square foot for each lineal foot of building wall occupied by the premise on the alley on which the sign is located.
- e. Sign area shall be calculated separately for each street or alley which the building abuts and may not be accumulated.
- f. No sign shall exceed a maximum of 75 square feet, except that:  
signs attached to theaters shall not exceed a maximum of 320 square feet; and  
a sign which abuts an alley shall not exceed a maximum of 50 square feet.

##### 2. Building or Business Identification Signs.

No building or business identification sign shall exceed four square feet.

##### 3. Village Pedestrian Signs.

No village pedestrian sign shall exceed four square feet or a vertical or horizontal dimension of 30 inches.

##### 4. Window Signs.

No window sign shall exceed four square feet or 15 percent of the window area, whichever is less.

#### F. Height.

The height to the top of any sign shall be limited to a maximum of 20 feet above the elevation of the sidewalk or edge of the roadway nearest the sign, except that:

1. Premises which take their primary access from an exterior walkway open to the public may measure from the highest level of such exterior walkway directly under the sign.
2. Signs which are located on an unoccupied tower of a theater may extend above 20 feet.

#### G. Projection of Signs.

1. No wall sign shall project more than 18 inches from the face of the building to which it is attached, effective January 4, 1979.

2. When a village pedestrian sign is attached to a wall, the sign shall project no more than 30 inches from the wall to which it is attached.

#### H. Exceptions.

The provisions of this Section shall not apply to:

1. Any sign required by law or by a governmental agency.
2. Real estate signs which pertain to rent, lease or sale of an existing premise and have a sign area which does not exceed 18 inches by 25 inches.
3. Signs advertising the sale or lease of a vacant lot provided they comply with the following conditions:
  - a. Signs shall not be illuminated.
  - b. Total sign area shall not exceed nine square feet.
  - c. Signs shall not exceed a height to the top of the sign of six feet above the elevation of the sidewalk or edge of the roadway nearest the sign.
  - d. Signs shall be located not less than ten feet from the property line.
4. Directory signs which have been approved by the Director of Planning acting on the recommendation of the Design Review Board. A directory sign may be a monument sign and shall be permitted only as part of a Village-wide streetscape improvement.
5. Traffic direction and parking information signs which have been approved by the Director of Planning acting on the recommendation of the Design Review Board.
6. Temporary construction signs located on a lot where a building or structure is being erected or remodeled and which identifies the owner, architects, engineers, financing agent and/or contractors involved in the project; provided there shall be no more than one such sign along each street on which a project fronts, and provided that such

sign shall not be more than 40 square feet in total sign area and shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge of the roadway nearest the sign. Such sign shall be removed within 15 days following completion of the construction or remodeling.

7. Temporary political or other ideological signs, provided such signs shall not be roof signs, shall not exceed 20 square feet in sign area, shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge of the roadway nearest the sign, and, if they relate to an election or other event, shall be removed within 15 days following the election or event to which they relate.

8. Store hour signs, provided such signs shall be placed in the front door or window closest to that door and shall not exceed 64 square inches in sign area.

9. Signs which identify security protection systems, provided such signs shall not exceed 49 square inches in area.

#### I. Abatement of Nonconforming Signs.

All signs which are rendered nonconforming with respect to any provision of this specific plan or predecessor specific plan shall be completely removed within five years of the effective date of that provision. The effective dates of provisions that have been in effect prior to the adoption of this ordinance are indicated following each provision. The effective date for all other provisions is the effective date of this ordinance.

This subsection shall not apply to a sign or sign structure which qualifies as an advertising display as defined in Section 5202 of the Business and Professions Code.

#### Sec. 12. Broxton Avenue and Village-Wide Improvements Assessment District.

The proposed Broxton Avenue streetscape improvements and the Village-wide sidewalk improvements and signage program will be financed through an assessment district. The Bureau of Engineering of the Department of Public Works is the lead agency with the responsibility for implementing these improvements, including the preparation of a detailed streetscape plan and construction drawings. The Planning Department and Department of Transportation will also participate in conceptual development and evaluation of the streetscape design proposal.

#### Sec. 13. Design Review.

##### A. Jurisdiction.

No building permit shall be issued for any building or structure, including a sign, a structure in the public right-of-way, any Village-wide public improvements, or other development of property, unless plans, elevations and/or

other graphic representations of the development have been reviewed and approved by the Director of Planning acting on the recommendation of the Westwood Community Design Review Board (Design Review Board).

B. Design Review Criteria.

The Design Review Board shall make a recommendation to the Director of Planning concerning a proposed project on the basis of the following criteria:

1. The project shall conform to all of the provisions of the Specific Plan;
2. The project shall be consistent with the Westwood Village Design Guidelines;
3. The colors and types of building materials shall be reasonably consistent with the character of cultural resources in the area.
4. The project shall not cast shadows onto adjacent residential buildings outside the Specific Plan area for more than two hours between 10 a.m. and 4 p.m. on December 21 or between 10 a.m. and 4 p.m. on March 21.
5. All open areas not used for buildings, walkways or driveways shall be landscaped.
6. The massing of the building shall relate in scale to surrounding cultural resources and shall be appropriate to the pedestrian-oriented character of Westwood Village.
7. The architectural style of the building shall relate to surrounding cultural resources.
8. All mechanical equipment and other appurtenances shall be screened from public view.
9. Any exterior treatment, including color, texture, and other architectural features, shall be applied to all exterior walls in a similar manner.

WESTWOOD VILLAGE SPECIFIC PLAN  
ORDINANCE 164.305  
EFFECTIVE JANUARY 30, 1989

ADMINISTRATIVE RESPONSIBILITIES

**Applicant**

- o Applicant must file an application for Design Review for any sign or any residential or commercial structure at Counter S, Room 460, City Hall.
- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.

**Design Review Board**

- o The Westwood Community Design Review Board, upon receipt of the project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.

**Department of City Planning**

- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.

**Bureau of Engineering**

- o The Department of Public Works, Bureau of Engineering, Assessment Section shall establish the final design of all sidewalk improvements in Westwood Village.

**Bureau of Engineering**

- o The proposed Broxton Avenue streetscape improvements and the Village-wide sidewalk improvements and signage program in the Specific Plan will be financed through an assessment district.
- o The Bureau of Engineering, Department of Public Works is the lead agency with the responsibility for implementing these improvements, including the preparation of a detailed streetscape plan and construction drawings.

- o The Planning Department and Department of Transportation will also participate in conceptual development and evaluation of the streetscape design proposal.

**Department of Transportation**

- o Driveway access to parking in the Village Center shall be provided from alleys, to the extent that the Department of Transportation determines that it would be feasible.

**Los Angeles County Recorder's Office**

- o If an applicant wishes to utilize the transfer of unused permitted floor area provision of the ordinance, the applicant must record a covenant and agreement approved by the City Planning Department.
- o The covenant shall be recorded in the County Recorder's Office (227 No. Broadway) and a copy of the document must be provided to the Planning Staff staff.





# Wilshire - Westwood Scenic Corridor Specific Plan

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WILSHIRE-WESTWOOD SCENIC CORRIDOR  
SPECIFIC PLAN  
ORDINANCE 155,044  
EFFECTIVE FEBRUARY 19, 1981

SUMMARY OF PROVISIONS

The Wilshire-Westwood Scenic Corridor Specific Plan is intended to implement expressed policies set forth in the Scenic Highways Plan. The provisions of this Plan are individually tailored to address the unique character of this portion of the designated Scenic Highway, Wilshire Boulevard. Specific criteria are established to guide the on-going and future development of that portion of the City of Los Angeles located within the Specific Plan area.

It is the purpose of the development standards established in this Plan to minimize traffic and parking problems along Wilshire Boulevard, enhance the aesthetic qualities of the Specific Plan area, encourage more open space, reduce the impact of high-density residential development and reduce the impact of shadows caused by high-rise buildings within and adjacent to the Specific Plan area.

#### **Approval Procedure**

No Project shall be permitted wherein the height of any structure would exceed six stories or 75 feet in height unless and until a Conditional Use Permit has been obtained.

#### **Design Review Procedure**

- o Any residential or commercial project must file an application for Design Review.
- o The Westwood Community Design Review Board, upon receipt of the project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.
- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.
- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.

#### **Land Use and Density of Development**

- o Land Use. All buildings, structures, lots or parcels to be used, erected, altered or enlarged shall conform with

those uses permitted in the R5 Multiple Dwelling Zone, except that new Hotels and the addition of guest rooms to existing Hotels shall be expressly prohibited.

- o Density. No building shall be erected, or enlarged which exceeds a density of 100 dwelling units per acre of lot area (excluding Housekeeper Units).
- o Floor Area. The Floor Area Ratio of any building shall not exceed eight times the buildable area of the lot.
- o Building Area Coverage. No portion of any building which is above the fourth story of such building or which is 50 feet above curb level shall be erected, structurally altered or enlarged so as to have a Lot Utilization of more than 50 percent of the lot area.

#### **Parking**

- o At least two and one-half parking spaces for each dwelling unit are required regardless of the number of habitable rooms contained in any dwelling unit. Of the total number of parking spaces required, at least one-half parking space per unit shall be available only to visitors and guests.
- o One additional parking space is required for each Housekeeper Unit.

#### **Access**

Projects shall be designed in such a manner that vehicular access to the Project and to Project parking shall be from Wilshire Boulevard whenever possible. If access from Wilshire Boulevard is not possible, access may be from another street provided such access is designed in a manner to minimize the impact on streets adjacent to the Project.

#### **Parking Structures**

The Facade of any parking building shall be designed in a manner so as to substantially screen automobiles from the public view, as seen from a public street or alley.

#### **Street Trees**

No building or structure shall be erected, structurally altered or enlarged unless shade-producing street trees are planted and maintained in the adjacent public way at a ratio of one tree for every 30 feet of lot frontage to the satisfaction of the Street Tree Division, Bureau of Street Maintenance, Department of Public Works.

### **Shadow Impact**

In considering a proposed Project within the Scenic Corridor, the Approval Authority shall make every effort to minimize the Shadows caused by the Project on residential lots adjacent to the Wilshire-Westwood Scenic Corridor and to maximize air and light between buildings. The criteria to be specifically considered shall be the degree to which a proposed Project shall maximize the access to sunlight and air and minimize Shadows cast onto residential lots lying adjacent to the Scenic Corridor.

- o No building on any lot shall be wider than 75 feet as measured in an east/west direction. However, if the effects of a Project fronting on Wilshire Boulevard are examined with respect to Shadow impacts on property that is more than 200 feet distant, and are found to have less impact than such 75-foot-wide building, the Approval Authority may approve such Project.

- o North side of Wilshire Boulevard

No Shadow from a Project shall fall upon a residential structure more than 200 feet distant from the north property line, as measured in a northerly direction, for more than two hours between the hours of 9 a.m. and 3 p.m.

- o South side of Wilshire Boulevard

No Shadow from a Project shall fall upon a residential structure more than 200 feet distant from the south property line, as measured in a southerly direction, and in an easterly direction for Projects located between Westholme and Holmby Avenues, for more than two hours between the hours of 9 a.m. and 3 p.m.

### **Specific Plan Application**

- o The provisions of this Specific Plan shall not apply to the issuance of a building permit to erect or construct a new building or new structure on real property located within the Specific Plan area and described in an application for a tract map or parcel map filed for City approval during the period of July 25, 1972 to June 5, 1980, inclusive.

WILSHIRE - WESTWOOD SCENIC CORRIDOR  
SPECIFIC PLAN  
ORDINANCE 155,044  
EFFECTIVE FEBRUARY 19, 1981

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**WILSHIRE - WESTWOOD SCENIC CORRIDOR  
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EFFECTIVE FEBRUARY 19, 1981**

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Part 4

ORDINANCE NO. 155,044

An ordinance establishing a Specific Plan for a portion of Wilshire Boulevard.

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

WHEREAS the Scenic Highways Plan, a part of the Circulation Element of the General Plan of the City of Los Angeles, designates Wilshire Boulevard as a Scenic Highway; and

WHEREAS the Scenic Highways Plan mandates that scenic corridor plans be prepared for each designated roadway in which corridor boundaries and specific controls are established for the protection and enhancement of the scenic resources, individually tailored to the unique character of each designated Scenic Highway; and

WHEREAS the Scenic Highways Plan designates the corridor development criteria to include landscaping; and

WHEREAS the residentially zoned portion of Wilshire Boulevard between the Los Angeles Country Club and Glendon Avenue is a part of a designated Scenic Highway which has unique problems and is herein designated the Wilshire-Westwood Scenic Corridor; and

WHEREAS the lack of adequate off-street parking has caused parking problems on local streets in and adjacent to the Wilshire-Westwood Scenic Corridor; and

WHEREAS the development of the Wilshire-Westwood Scenic Corridor is primarily residential and the concern of the residents in the area is to minimize any commercial activity in the Corridor; and

WHEREAS Wilshire Boulevard is an urbanized major highway permitting very high density residential development; and

WHEREAS the intensity of development along the Wilshire Corridor as indicated in the Westwood Community Plan was based in part on the anticipated construction of the Beverly Hills Freeway, estimated to carry approximately 140,000 automobile trips per day; and

WHEREAS the Beverly Hills Freeway has, subsequent to the adoption of the Westwood Community Plan, been permanently removed from the State Highways and Freeways Plan without any compensating density adjustments along the remaining east/west highways such as Wilshire Boulevard; and

WHEREAS the trend and intensity of development which has occurred and is continuing to occur results in a concomitant increase in traffic, and

WHEREAS development under present existing zoning of the Wilshire Corridor could result in a solid wall of 20 to 30 story buildings with very little usable or publicly visible open space and severe shadow impacts on the single-family homes surrounding the Corridor;

NOW THEREFORE:  
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN  
AS FOLLOWS:

Section 1. Definitions

For the purposes of this ordinance only, the following words and phrases when used with the first letter or letters capitalized shall have the following meanings:

Approval Authority - The Director of Planning for Projects six stories or less; the City Planning Commission for Projects in excess of six stories.

Facade - Any exterior wall of a building. "Floor Area Ratio" The ratio between: (1) Total square footage of a building floor area as described by Sections 12.21.1 A 5 and 12.21.1 B 4 of the Los Angeles Municipal Code and (2) the buildable area of the lot or parcel.

High-rise Building - Buildings greater than six stories or 75 feet in height.

Housekeeper Unit - Any habitable room except a kitchen, designed to be used for occupancy by one or more persons and not in a dwelling unit. Such unit shall be owned in conjunction with a dwelling unit as indicated by a covenant recorded with the County Recorder and shall not be sold as a separate unit.

Hotel - Any hotel, motel and/or apartment hotel.

Lot Utilization - That portion of a lot contained within the exterior walls of a structure or building. Whenever any unusual situation or design of building exists so that it is difficult to determine the precise application of this definition, the Department of City Planning shall make a determination in a manner to carry out the indicated purpose and intent of this Specific Plan.

Map - The map contained in Section 2 of this Specific Plan.

Open Space - Any land area which is free of buildings, surface parking for automobiles or trucks, or other improvements, but shall include driveways, walkways or recreational facilities and shall also include flat surfaces on top of buildings less than ten stories in height.

Plan - The Scenic Highways Plan.

Project - Any proposed building, structure or other development of property or structural alteration or enlargement of a building or structure to be located on a lot within the Specific Plan Area.

Specific Plan - The Wilshire-Westwood Scenic Corridor Specific Plan. "Specific Plan Area" That area shown within the heavy dashed lines on the map contained in Section 2 of this Specific Plan.

Schematic Design Plan - Graphic drawings of a proposed Project showing the arrangement and relationships of buildings, including the site plan, landscaping plan, elevations and renderings or sketches.

Shadow - All of the shade effects attributable to any building or structure or any Project within the Specific Plan Area.

Scenic Corridor - The Wilshire-Westwood Scenic Corridor. Other words and phrases shall have the meanings set forth in Section 12.03 of the Municipal Code. Section 2. Establishment of the Specific Plan.

The City Council hereby establishes this Specific Plan applicable to that area of the City of Los Angeles, designated the Wilshire-Westwood Scenic Corridor, shown by heavy dashed lines on the Map below:

### Section 3. Purpose

The Wilshire-Westwood Scenic Corridor Specific Plan is intended to implement expressed policies set forth in the Scenic Highways Plan. According to the policies of the Scenic Highways Plan, the provisions of this Plan are individually tailored to address the unique character of this portion of the designated Scenic Highway, Wilshire Boulevard. As such, specific criteria are established to guide the on-going and future development of that portion of the City of Los Angeles located within the Specific Plan Area.

It is the purpose of the development standards established in this Plan to minimize traffic and parking problems along Wilshire Boulevard, enhance the aesthetic qualities of the Specific Plan area, encourage more open space, reduce the impact of high-density residential development and reduce the impact of shadows caused by high-rise buildings within and adjacent to the Specific Plan Area.

### Section 4. Development Procedure

Development of High-Rise Buildings in the Specific Plan Area shall be phased in order to assure that such development shall be orderly, reduce adverse traffic impact and provide certain additional services such as parking.

A. Jurisdiction. In the event the Project(s) are permitted or applications are filed for Projects, wherein the height of any structure would exceed six stories within the Specific Plan Area, no building permit shall be issued for any such Project unless such Project has been reviewed and approved pursuant to the procedures enumerated in subsection B below.

B. Approval Procedure. No Project shall be permitted wherein the height of any structure would exceed six stories or 75 feet in height unless and until a Conditional Use Permit has been obtained. In addition to the findings required by Section 12.24 B 3 of the Municipal Code, the Commission must also make findings that the proposed Project complies with the provisions of this Specific Plan and that any shadow

from the proposed Project will conform with Section 12, Shadow Impact, hereof. Further, the application for Conditional Use Permit shall contain a Schematic Design Plan showing the relationship of the proposed Project to adjacent development and surrounding properties affected by shadow. In addition to the notification to property owners required in Section 12.24 B of the Municipal Code, notification shall also be given to all Homeowner's Associations representing property within the Specific Plan Area, except that condominium owners shall be notified by a notice to the condominium's Homeowner's Association.

C. Mitigation of Construction Activity. The Commission shall impose mitigating conditions when it approves or conditionally approves a Conditional Use Permit for a Project which will reduce the adverse impacts from noise, traffic, excavation and other inconveniences and problems associated with simultaneous multiple construction activities within the Specific Plan Area where such construction activity will be within 1,000 feet of another Project undergoing the effective date of the Conditional use Permit for a period not to exceed six months. If the Commission determines that such impacts cannot be mitigated, it may disapprove a Conditional Use Permit.

D. Other Plan Approvals. For all Projects six stories or less in height, the Director of Planning shall review and approve plans prior to the issuance of a building permit. Such review and approval shall be limited to a determination that the Project complies with the provisions of the Specific Plan. Application for such plan approval shall include a Schematic Design Plan; filing fee shall be the same as for approval of an application required for a landscaping plan, as established in Section 19.01 I of the Municipal Code.

### Section 5. Land Use and Density of Development

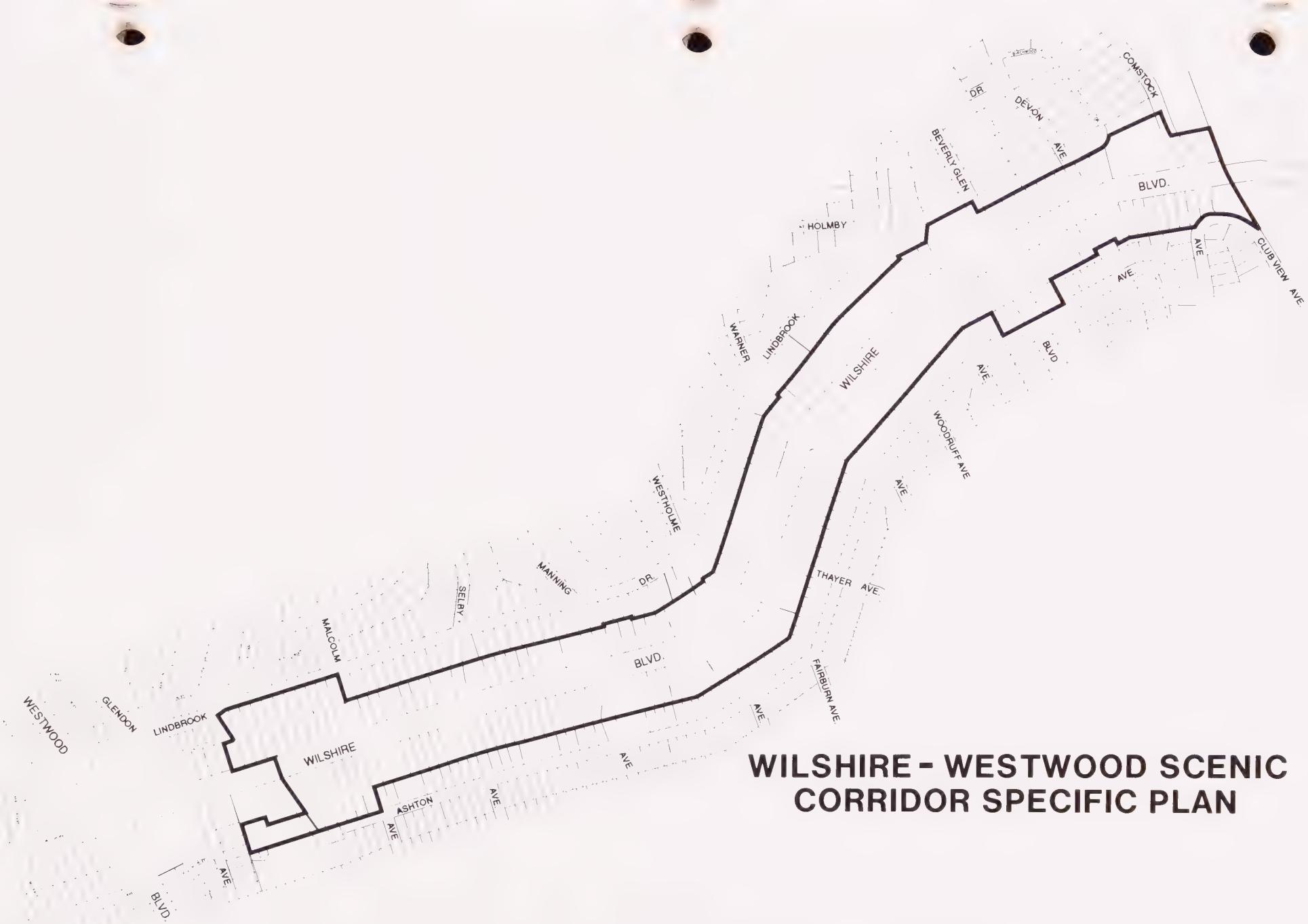
Development in the Specific Plan Area shall comply with the following requirements:

A. Land Use. All buildings, structures, lots or parcels to be used, erected, altered or enlarged shall conform with those uses permitted in the R5 Multiple Dwelling Zone, except that new Hotels and the addition of guest rooms to existing Hotels shall be expressly prohibited.

B. Density. No building shall be erected, or enlarged which exceeds a density of 100 dwelling units per acre of lot area (excluding Housekeeper Units).

C. Floor Area. The Floor Area Ratio of any building shall not exceed eight time the buildable area of the lot.

D. Building Area Coverage. No portion of any building or structure which is above the fourth story of such building or structure or which is 50 feet above curb level shall be erected, structurally altered or enlarged so as to have a Lot Utilization of more than 50 percent of the lot area.



## WILSHIRE - WESTWOOD SCENIC CORRIDOR SPECIFIC PLAN



E. Demolition of Rental Housing. In its consideration of any tentative tract map or preliminary parcel map for condominium purposes, the Advisory Agency shall impose conditions to mitigate the loss by demolition of rental housing which may be caused by such condominium project, as authorized by policies or ordinances adopted by the City Council.

#### Section 6. Parking

No building or structure shall be erected, structurally altered or enlarged unless the following parking spaces are provided and maintained:

A. At least two and one-half parking spaces for each dwelling unit contained therein regardless of the number of habitable rooms contained in any dwelling unit. Of the Total number of parking spaces required by this section, at least one-half parking space per unit shall be available only to visitors and guests.

B. One additional parking space for each Housekeeper unit.

#### Section 7. Access

Projects shall be designed in such a manner that vehicular access to the Project and to Project parking shall be from Wilshire Boulevard whenever possible. If access from Wilshire Boulevard is not possible, access may be from another street provided such access is designed in a manner to minimize the impact on streets adjacent to the Project. Prior to issuance of a building permit, access plans for the Project must be approved by the Bureau of Engineering and the Department of Transportation.

#### Section 8. Parking Structures

The Facade of any parking building or that portion of a building or structure which is used for parking, shall be designed in a manner so as to substantially screen automobiles contained therein from the public view, as seen from a public street or alley. The Facade of any parking building shall be designed so that it is similar in color, material and architectural detail with the building for which it serves as required parking.

All floors and ramps within a parking structure or floors and ramps within that portion of a building or structure which is used for parking shall have a rough or brush surface so as to reduce automobile tire noise.

Parking buildings shall not exceed two stories in height and shall be landscaped in accordance with Section 11 herein.

#### Section 9. Construction Fences

Construction fences required by the Los Angeles Municipal Code shall be painted in a single subdued color tone.

#### Section 10. Street Trees

No building or structure shall be erected, structurally altered or enlarged unless shade-producing street trees are planted and maintained in the adjacent public way at a ratio of one tree for every 30 feet of lot frontage to the satisfaction of the

Street Tree Division, Bureau of Street Maintenance, Department of Public Works. Such division shall designate planting locations and the species of tree selection. The street maintenance fee set forth in Section 62.176 of the Municipal code shall be required. Such trees should have the following characteristics:

(a) Broad branching form that provides, at maturity, a canopy of shade over the sidewalk of not less than 15 feet;

(b) No less than 48-inch box size at the time of installation. All tree planting locations shall be equipped with an irrigation system.

#### Section 11. Site Landscaping

All Projects shall have at least 30 percent of all ground level Open Space planted with shrubs, trees and ground cover. All landscaping shall be identified on a plan prepared by a licensed architect or landscape architect.

A. Ground level landscaped Open Space should demonstrate that:

1. special consideration has been given to major entrances to the Project;

2. special consideration has been given to pedestrian views of the Project, demonstrating that the landscaping provides a transition between building scale and human scale; and

3. along all building exterior walls which abut the public street, landscaping serves to truncate the view of the building by continuous planting or selective grouping of trees. Landscaping shall include trees 50 feet high at maturity and no less than 54-inch box size at the time of installation to visually reduce the scale of high-rise structures.

B. Any flat roof area within the lowest ten stories of a building shall be landscaped as follows:

1. Trees and/or cascading plant material shall be placed along all roof perimeters at a maximum of 30 feet apart.

2. Trees shall be placed at a minimum of one 3-foot box specimen tree for each ten-car spaces occupying each roof parking area.

C. All landscaped areas shall be equipped with automatic watering facilities and shall be maintained in a first-class condition at all times.

#### Section 12. Shadow Impact

In considering a proposed Project within the Scenic Corridor, the Approval Authority shall make every effort to minimize the Shadows caused by the Project on residential lots adjacent to the Wilshire-Westwood Scenic Corridor and to maximize

air and light between buildings. Toward this end, the criteria to be specifically considered shall be the degree to which a proposed Project shall maximize the access to sunlight and air and minimize Shadows cast onto residential lots lying adjacent to the Scenic Corridor. Such Shadow effects from proposed Projects shall be examined and limited by the Approval Authority, as follows:

A. No building on any lot shall be wider than 75 feet as measured in an east/west direction. However, if the effects of a project fronting on Wilshire Boulevard are examined with respect to Shadow impacts on property that is more than 200 feet distant, and are found to have less impact than such 75-foot-wide building, the Approval Authority may approve such Project.

B. North side of Wilshire Boulevard.

No Shadow from a project shall fall upon a residential structure more than 200 feet distant from the north property line, as measured in a northerly direction, for more than two hours between the hours of 9 a.m. and 3 p.m.

C. South side of Wilshire Boulevard.

No Shadow from a Project shall fall upon a residential structure more than 200 feet distant from the south property line, as measured in a southerly direction, and in an easterly direction for Projects located between Westholme and Holmby Avenues, for more than two hours between the hours of 9 a.m. and 3 p.m.

#### Section 13. Import or Export of Earth

If any Project will require that import or export of more than 1,000 cubic yards of earth materials, the Approval Authority shall request the Superintendent of Building and the General Manager of the Department of Transportation to investigate the circumstances of the proposed import and/or export and the effects thereof upon the public health, safety and welfare, and report to the Approval Authority. The Approval Authority shall impose conditions on an approval to mitigate any detrimental effects of the hauling operations necessary to the import and/or export of earth as provided in Section 17.13 of the Los Angeles Municipal Code.

#### Section 14. Vendors on Public Right-of-Way

The use of public sidewalks and streets in the Specific Plan Area by vendors to engage in selling goods, wares, or merchandise is prohibited.

#### Section 15. Specific Plan Application

The regulations set forth in this Specific Plan are in addition to those set forth in the provisions of Chapter 1 of the Los Angeles Municipal Code and do not convey any rights not otherwise granted under the provisions and procedures contained in said chapter, except as specifically provided for herein.

A. The provisions of this Specific Plan shall not apply to the issuance of a building permit to erect or construct a new building or new structure on real property located within the Specific Plan Area and described in an application for a tract map or parcel map filed for City approval during the period of July 25, 1972 to June 5, 1980, inclusive.

B. The City Council may, by resolution, modify or waive the provisions of this Specific Plan in cases of extreme hardship.

#### Section 16. Owner Acknowledgement of Limitations

The Department of Building and Safety shall not issue a building permit(s) for construction upon any property within the Specific Plan Area until such time as the owner(s) of the property has declared in writing and recorded the owner(s) acknowledgement of the contents and limitations of this Specific Plan in a form designed to run with the land.

#### Section 17. Severability

If any provision or clauses of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions, clauses or applications thereof which can be implemented without the invalid provision, clause or application and to this end, the provisions and clauses of this ordinance are declared to be severable. (Added by Ord. No. 155,044, Eff. 4/13/81.)

WILSHIRE-WESTWOOD SCENIC CORRIDOR  
SPECIFIC PLAN  
ORDINANCE 155,044  
EFFECTIVE FEBRUARY 19, 1981

ADMINISTRATIVE RESPONSIBILITIES

**Applicant**

- o Applicant must file an application for Design Review for any sign or any residential or commercial structure at Counter S, Room 460, City Hall.
- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested party may appeal the decision to the City Planning Commission or further appeal the matter to the City Council. Such appeals may be made within 15 days after the date of the mailing of the Director's determination.

**Design Review Board**

- o The Westwood Community Design Review Board, upon receipt of project application will take an action to approve, disapprove conditionally approve the project and transmit its determination to the Director of Planning.

**Department of City Planning**

- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's Action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.

**Director of Planning/City Planning Department**

- o For all projects six stories or less in height, the Director of Planning shall review and approve plans prior to the issuance of a building permit.

**City Planning Commission/City Planning Department**

- o For all projects that would exceed six stories or 75 feet height, a Conditional Use Permit must be obtained through the City Planning Commission.

**Advisory Agency/City Planning Department**

- o In its review of any tentative tract map or preliminary parcel map, the Advisory Agency shall impose conditions to mitigate the loss of rental housing.

**Approval Authority/City Planning Department**

- o In reviewing projects, the City Planning Department must determine that a project maximize access to sunlight and air and minimize shadows cast on residential lots.

**Bureau of Engineering and Department of Transportation**

- o Prior to the issuance of a building permit, access plans for project must be approved by the Bureau of Engineering and the Department of Transportation.

**Bureau of Street Maintenance**

- o Shade producing street trees shall be planted at a ratio of one tree for every thirty feet of lot frontage to the satisfaction of the Street Tree Division, Bureau of Street Maintenance, Department of Public Works.

**Department of Building and Safety and Department of Transportation**

- o For any project requiring the import or export of more than 1,000 cubic yards of earth, the approval authority requires a report from the Superintendent of Building and Safety and the General Manager of the Department of Transportation on potential adverse impacts.

**Department of Building and Safety**

- o The Department of Building and Safety will not issue a building permit for a project until the owner of the property has declared in writing and recorded the owner's acknowledgement of the contents and limitations of the Specific Plan in a form designed to run with the land.







# North Westwood Village Specific Plan

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NORTH WESTWOOD VILLAGE  
SPECIFIC PLAN  
ORDINANCE 163,202  
EFFECTIVE MARCH 5, 1988

SUMMARY OF PROVISIONS

The North Westwood Village Specific Plan establishes development standards for the North Westwood Village area. One of the purposes of the Specific Plan is to promote orderly, attractive and harmonious development which takes into consideration the architectural character and environmental setting of the area.

**Floor Area and Building Height Regulations**

- o The minimum lot area per dwelling unit shall be 800 square feet of lot area for each dwelling unit, unless a university housing bonus is approved.
- o Dormitories, fraternities and sororities shall have a minimum of four hundred square feet of lot area per guest room and shall be required to obtain a Conditional Use Permit pursuant to the provisions set forth in Section 12.24 B of the Los Angeles Municipal Code.
- o All buildings shall be limited to a maximum of 45 feet in height.

**Parking Standards**

All projects shall provide and maintain automobile parking spaces at the following ratios:

- o At least 2 1/2 parking spaces for each dwelling unit containing four habitable rooms or less. One additional parking space shall be provided for dwelling units with more than four habitable rooms.
- o At least 1 1/2 parking spaces for each guest room or efficiency dwelling unit.
- o Of the parking spaces required, guest parking shall be provided at a ratio of 1/4 space for every dwelling unit, guest room or efficiency dwelling unit.

**University Housing Bonus**

A 25 percent university housing bonus shall be granted for all projects provided 25 percent of the total units are university units. A university unit is a unit made available exclusively to a University affiliate at a rental rate not to exceed the maximum allowable rent for moderate income units as determined by the Los Angeles Community Development Department or its successor.

**Design Standards**

Open Space is an area open from the ground to the sky, which is free of buildings, structures, storage areas, surface parking for automobiles or trucks, or other improvements, but may include walkways or recreation areas (i.e., swimming

pools, barbecue and picnic areas, areas devoted to sports, games and hobbies, fountains, ponds, benches and other similar amenities).

- o Projects shall provide a minimum of 200 square feet of open space per dwelling unit. The required open space areas shall be on the ground level, except that one-fourth of the required space may be located above the ground level.
- o A minimum of 100 square feet of open space shall be provided for each guest room.
- o A minimum of 50 percent of the open space shall be landscaped.

**Walkways**

- o Any project which is built on one or more lots with a width of 150 feet or more shall have a walkway which is a minimum of 10 feet in width for every 50 feet of lot width. Required walkway areas may be combined.

**Yard Requirements**

A minimum of 50 percent of each of the required front, rear and side yards shall be landscaped.

**Garages**

Only one level of a parking garage shall be permitted above the natural existing grade, up to a maximum of 7 feet in height. All other levels of parking must be in a subterranean garage. Any portion of the parking garage above grade shall be mechanically ventilated and enclosed, except for the driveway.

**Landscape Standards**

All projects shall incorporate landscaping. A landscape plan prepared by a licensed architect or landscape architect shall be submitted to the Westwood Community Design Review Board for review and approval.

## **Street Trees**

- o Street trees, shall be approved by the Street Trees Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of at least one for every 30 lineal feet of street frontage abutting a project.

## **Design Review Standards**

- o No building permit shall be issued for any project, structure, or other development of property, unless plans, elevations and/or other graphic representations of said development have been reviewed and approved by the Director of Planning acting on recommendation of the Westwood Community Design Review Board.
- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's Action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.
- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.

Part 2

NORTH WESTWOOD VILLAGE  
SPECIFIC PLAN  
ORDINANCE 163.202  
EFFECTIVE MARCH 5, 1988

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**NORTH WESTWOOD VILLAGE SPECIFIC PLAN  
ORDINANCE 163,202  
EFFECTIVE MARCH 5, 1988**

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PROVISION	HIGHLIGHTS	SECTION		
Land Uses - permitted prohibited	R4 uses hotels, apt. hotels boarding houses	5A	Walkways - Projects w/Lot Width of 150' or more	Walkway 10' wide for every 50' of lot 8B2
Density - permitted dormitories fraternities	1 D.U. per 800 sq. ft. 1 D.U. per 400 sq. ft. (CUP required)	5B1 5B2		must extend 50' or to midpoint of lot 8B2
bonus	25% for university housing	6A,B	Landscaping	50% of all yards 1 tree for every 30' 8D 9B1
Height -	45' maximum	5B3		trees min. 12"/3" caliper 9B2
Setbacks - Project along Veteran Ave.	Setback 10' all levels above 1st floor  Landscape 40% of setback	8C	Screening  Design Review	All roof structures  All projects 8G 10
Parking - required	2 1/2 spaces for each D.U.	5C1		
DU's with > 4 habitable rooms	1 add. space			
efficiency units guest rooms	1 1/2 spaces	5C2	nwwvtoc.doc	
guest parking	1/4 space for each D.U.	5C3		
Parking Garage	Max. height 7' above grade	8E		
Bicycle Racks	1 space per bedroom 1 space per guest room	8F		
Open Space	200 sq. ft. per D.U.  100 sq. ft. per guest room  50% must be landscaped  50% of front or rear yards can be incl.	8A1 8A2 8A3 8A6		

ORDINANCE NO. 163,202

A Specific Plan Ordinance establishing development standards for the North Westwood Village.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

Section 1. (Purposes)

The purposes of this Specific Plan are as follows: A. To assure that the development of the area is in accordance with the provisions of the Westwood Community Plan; B. To encourage the provision of affordable housing for university students and faculty; C. To enhance the future development of the area by establishing coordinated and comprehensive standards for height, design, building massing, open space and landscaping for new projects in the area; D. To promote orderly, attractive and harmonious development in the North Westwood Village which takes into consideration the architectural character and environmental setting of the area; and E. To provide guidelines and process for review and approval of design of buildings proposed for construction within the area.

Section 2. (Establishment of Specific Plan)

The City Council hereby establishes the North Westwood Village Specific Plan applicable to that area of the City of Los Angeles shown within the heavy black lines on the following map.

Section 3. (Relationship to other Provisions of the Municipal Code)

A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code and Zone not convey any rights not otherwise oriented under the provisions and procedures contained in that Chapter, except as specifically provided herein.

B. Wherever this Specific Plan contains provisions which differ from provisions contained in Chapter I of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

C. Procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Los Angeles Municipal Code. An application for an exception from this Specific Plan pursuant to Section 11.5.7 D of the Los Angeles Municipal Code does not require any additional application pursuant to the provisions of Section 12.24 E of the Los Angeles Municipal Code.

Section 4. (Definitions)

The following terms, when used in this Ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code, if defined therein.

Dormitory - A building with guest rooms, designed or intended to be, or which are, occupied as sleeping quarters by more than one person where lodging is offered with meal service from a central dining facility located within the building as part of a room contract which runs for a minimum of ten weeks. Every 100 square feet of floor area in a dormitory shall be considered as a separate guest room.

Open Space - An area open from the ground to the sky, which is free of buildings, structures, storage areas, surface parking for automobiles or trucks, or other improvements, but may include walkways or recreation areas (i.e., swimming pools, barbecue and picnic areas, areas devoted to sports, games and hobbies, fountains, ponds, benches and other similar amenities). Allowable projections as specified in Section 12.22 C 20 of the Los Angeles Municipal Code are permitted.

Project - The erection, construction of or addition to any residential building or structure or the alteration of any such building or structure which increases the height, floor area, number of dwelling units or number of guest rooms.

Subterranean Garage - A garage for the parking of automobiles and other vehicles beneath a building and designed such that the ceiling of the uppermost parking level will not extend above the existing natural grade.

University Affiliate - An employee and/or full-time student of a university or college located in the City of Los Angeles.

University Housing Bonus - An increase in the authorized number of units beyond the maximum number of units, as permitted in Section 6 of this ordinance.

University Unit - A unit made available exclusively to a University affiliate at a rental rate not to exceed the maximum allowable rent for moderate income units as determined by the Los Angeles Community Development Department or its successor.

Section 5. (Zoning and Land Use Regulations)

A. Use. No building, structure or land shall be used, and no building or structure shall be erected, structurally altered or enlarged except for such uses as are permitted in the R4 multiple-dwelling zone; provided however, that new hotels, apartment hotels, boarding houses and motels shall be prohibited.

## B. Floor Area and Building Height.

1. The minimum lot area per dwelling unit shall be 800 square feet of lot area for each dwelling unit, unless a university housing bonus is approved, pursuant to Section 6 of this Ordinance.

2. Dormitories, fraternities and sororities shall have a minimum of four hundred square feet of lot area per guest room and shall be required to obtain a Conditional Use Permit pursuant to the provisions set forth in Section 12.24 B of the Los Angeles Municipal Code.

3. All buildings shall be limited to a maximum of 45 feet in height.

## C. Parking Standards.

All projects shall provide and maintain automobile parking spaces at the following ratios:

1. At least 2 1/2 parking spaces for each dwelling unit containing four habitable rooms or less. One additional parking space shall be provided for dwelling units with more than four habitable rooms.

2. At least 1 1/2 parking space for each guest room or efficiency dwelling unit.

3. Of the parking spaces required, guest parking shall be provided at a ratio of 1/4 space for every dwelling unit, guest room or efficiency dwelling unit. Guest parking shall be clearly identified.

## Section 6. (University Housing Bonus)

A. A 25 percent university housing bonus shall be granted for all projects provided 25 percent of the total units are university units as defined by this Ordinance.

B. Prior to the issuance of any permits for a project containing university units, a covenant and agreement approved by the Department of City Planning shall be recorded in the County Recorder's Office, binding the owner, any subsequent owners, heirs and assigns to maintain the university units in perpetuity. A copy bearing the Recorder's number and date shall be provided to the Department of City Planning.

## Section 7. (University Units)

University units shall be rented to one or more university affiliates at a rental rate not to exceed the maximum allowable rent for moderate income units as determined by the Los Angeles Community Development Department, or its successor. Nothing contained herein shall prohibit university units from being occupied by the university affiliate and his or her spouse and children. The number of university units of each size shall be approximately 25 percent of the total number of units of each size.

## Section 8. (Design Standards)

### A. Open Space.

1. Projects shall provide a minimum of 200 square feet of open space per dwelling unit. The required open space areas shall be on the ground level, except that one-fourth of the required space may be located above the ground level.

2. A minimum of 100 square feet of open space shall be provided for each guest room.

3. A minimum of 50 percent of the open space shall be landscaped.

4. Projects with stories above the first habitable level which are set back at least 10 feet in depth from the level immediately below it may include these setback areas toward the open space requirement, provided 40 percent of such setback area is landscaped.

5. Paved areas shall consist of the following materials: stamped concrete, tile and/or brick pavers.

6. Required yard areas shall not be included as part of the required open space area, except that 50 percent of the front and/or rear yards may be included as a portion of the required open space, provided such yard area is landscaped.

### B. Walkway.

1. Any project which is built on one or more lots with a width of 150 feet or more shall have a walkway which is a minimum of 10-feet in width for every 50 feet of lot width. Required walkway areas may be combined.

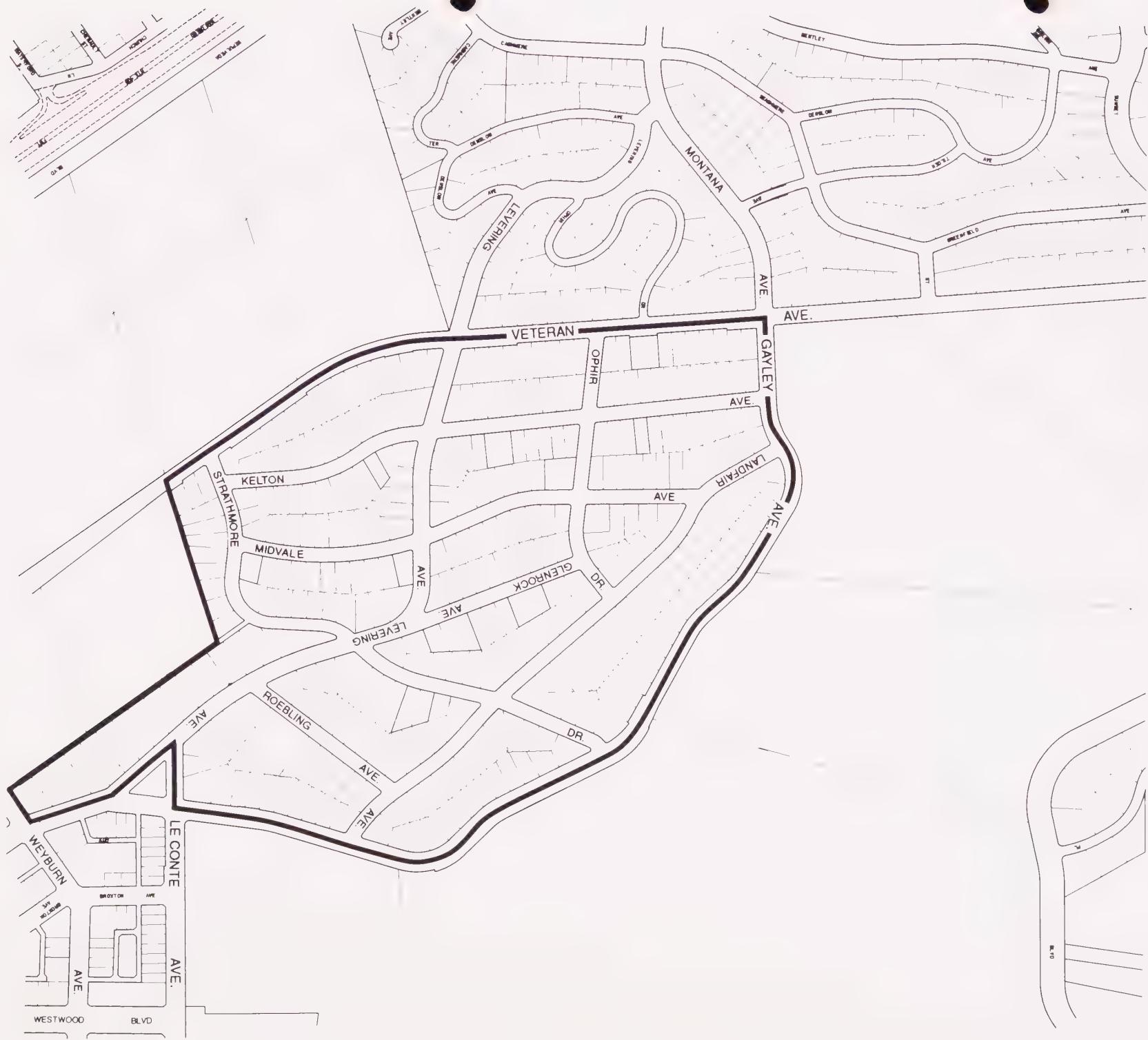
2. At a minimum, walkways shall extend from the front property line for 50 feet or to the midpoint of the lot, whichever is less. The paved portions of walkways shall not exceed 40 percent, and the remaining area shall be landscaped. Materials for the paved areas shall consist of the following: stamped concrete, tile and/or brick pavers. Walkways shall be maintained free of all encroachments, except for allowable projections as specified in Section 12.22 C 20 of the Los Angeles Municipal Code.

3. Walkway areas may be included as part of the open space requirement except for that portion which is within a required side yard.

C. Veteran Avenue Between Gayley and Levering Avenues. Multi-story projects along Veteran Avenue between Gayley Avenue and Levering Avenue shall provide additional setback areas on the front elevation of the property. Setback requirements shall be as follows:

1. All levels above the first habitable level shall be set back a minimum of 10 feet from the level immediately below it.

# NORTH WESTWOOD VILLAGE





2. Forty percent of the set back areas must be landscaped.

3. The setbacks in this section are not required if the height of the building or structure as defined in Section 12.03 of the Los Angeles Municipal Code is 33 feet or less.

D. Yard Requirements. A minimum of 50 percent of each of the required front, rear and side yards shall be landscaped.

E. Garages. Only one level of a parking garage shall be permitted above the natural existing grade, up to a maximum of 7 feet in height, measured to the floor elevation of the level immediately above the parking garage. All other levels of parking must be in a subterranean garage. Any portion of the parking garage above grade shall be mechanically ventilated and enclosed, except for the driveway.

F. Bicycle Racks. Bicycle and/or scooter racks shall be provided at a ratio of one space per bedroom in a dwelling unit and one space per guest room.

G. Screening. Any structures on the roof, such as air conditioning units, antennae, and other equipment, except solar panels, shall be fully screened from view from any adjacent residential properties as seen from the grade.

#### Sec. 9. (Landscape Standards)

A. General Requirements. All projects shall incorporate landscaping in conformance with the following requirements:

1. A landscape plan prepared by a licensed architect or landscape architect shall be submitted to the Westwood Community Design Review Board for review and approval.

2. Landscape plans shall include the approximate size at maturity and location of all proposed plant materials, the scientific and common names of such plant materials, the proposed irrigation plan and the estimated planting schedule. The plan shall identify the length of time in which plant maturity will be attained.

3. Use of artificial plants for exterior landscaping shall be prohibited.

4. Landscaped areas shall be planted with a variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes or flowers.

#### B. Street Trees.

1. Street trees, shall be approved by the Street Trees Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of at least one for every 30 lineal feet of street frontage abutting a project.

2. Street trees shall be at least 12 feet in height and not less than three inches in caliper at the time of planting.

#### Section 10. (Design Review Standards)

No building permit shall be issued for any project, structure, or other development of property, unless plans, elevations and/or other graphic representation of said development have been reviewed and approved by the Director of Planning acting on recommendation of the Westwood Community Design Review Board.

Part 5

NORTH WESTWOOD VILLAGE SPECIFIC PLAN  
ORDINANCE 163.202  
EFFECTIVE MARCH 5, 1988

ADMINISTRATIVE RESPONSIBILITIES

**Applicant**

- o Applicant must file an application for Design Review for any residential structure at Counter S, Room 460, City Hall.
- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.

**Design Review Board**

- o The Westwood Community Design Review Board, upon receipt of the project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.

**Department of City Planning**

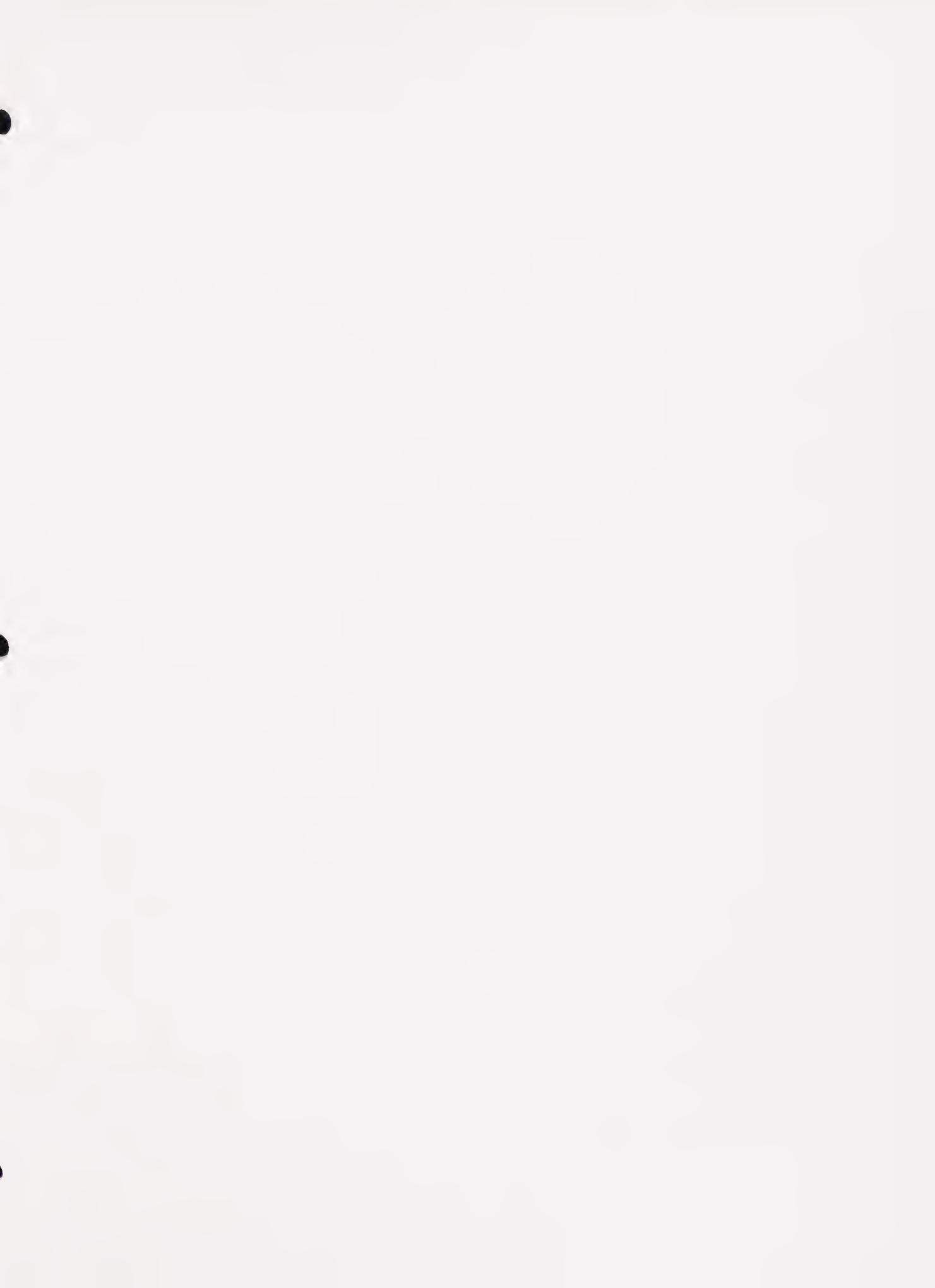
- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's Action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.

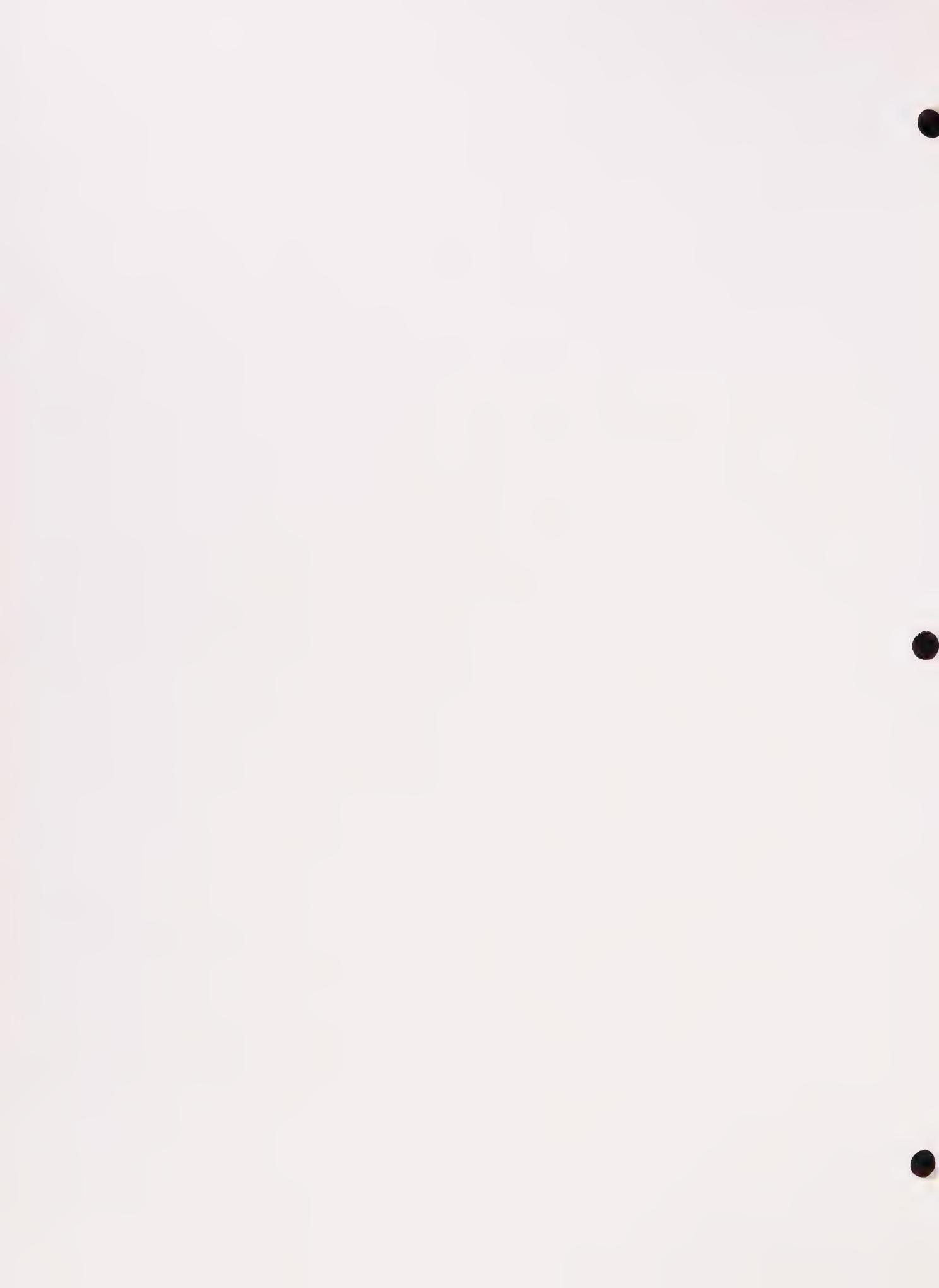
**Bureau of Street Maintenance**

- o The planting of street trees must be approved by the Street Trees Division, Bureau of Street Maintenance, Department of Public Works Room 1550, City Hall East (contact person: Robert Kennedy).

**Los Angeles County Recorder's Office**

- o If an applicant wishes to utilize the density bonus provisions contained in Ordinance 163,202, the applicant must record a covenant and agreement approved by the City Planning Department.
- o The covenant shall be recorded in the County Recorder's Office (227 No. Broadway) and a copy of the document must be provided to the Design Review Board staff.





# Westwood Community Design Review Board Specific Plan

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WESTWOOD COMMUNITY DESIGN REVIEW BOARD  
SPECIFIC PLAN  
ORDINANCE 163,204  
EFFECTIVE MARCH 5, 1988

SUMMARY OF PROVISIONS

The purposes of the Westwood Community Design Review Board Specific Plan are

- o To promote orderly, attractive and harmonious development in the multi-family residential areas of the Westwood Community which takes into consideration the unique architectural character and the environmental setting of this area.
- o To provide guidelines and a process for review and approval of the design of buildings proposed for construction within the subject area.

**Westwood Design Review Board**

- o The Westwood Community Design Review Board consists of seven members. The members are appointed by the Councilmember of the Fifth Councilmanic District containing the Westwood Community. Four members of the Design Review Board constitute a quorum for purposes of conducting a meeting of the Design Review Board.

**Authority and Duties**

- o The Design Review Board advises the Director of Planning on aspects of exterior design, site layout, landscaping, height and bulk of buildings, signs or alterations to existing structures thereto after reviewing plans, elevations and/or other graphic representations for development which is under the jurisdiction of the Design Review Board to assure compliance with the criteria set forth in the Ordinance.

**Design Guidelines**

The Design Review Board may adopt specific design guidelines to implement procedures for design review. These guidelines may be illustrations, interpretations, or clarifications of policies established by the Design Review Board. The guidelines will not become effective until they are approved by the City Planning Commission.

**Design Review Board Criteria**

The Design Review Board's review shall consider compliance with the following criteria:

- o Whether all proposed structures conform to all of the provisions contained within the Westwood Community Plan and any applicable specific plans or design guidelines.

- o Whether all proposed structures are designed so as not to cast shadows on one-third or more of any adjacent residential structure for more than two hours.
- o Whether all proposed buildings are designed in such a fashion so that all ventilation equipment is adequately screened from public view.
- o Whether the proposed buildings are compatible with the surrounding buildings in terms of design, massing and architectural integrity.
- o Whether any portion of a parking garage visible above grade is architecturally integrated with the design of the building.
- o Whether the landscape design has a variety of plant materials throughout the project which are compatible.
- o Whether the landscape design representation of the plant materials accurately reflects their growth habit at maturity.

**Design Review Board**

- o The Westwood Community Design Review Board, upon receipt of a project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.
- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.
- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.

WESTWOOD COMMUNITY DESIGN REVIEW BOARD  
SPECIFIC PLAN  
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PART 3

**WESTWOOD COMMUNITY DESIGN REVIEW BOARD  
SPECIFIC PLAN  
ORDINANCE 164.204  
EFFECTIVE MARCH 5, 1988**

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Westwood Design Review Board	DRB reviews and makes recommendations on all projects	All
Prohibition	No permit shall be issued for any new multiple family building or addition to any building or any sign in Westwood Village without Director of Planning Action	3
Composition	7 members appointed by Council Member of District	4
Quorum	4 members constitute a quorum	5
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ORDINANCE NO. 163,204

An Ordinance establishing the Westwood Community Design Review Board.

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

Section 1. (Purposes)

The purposes of the Westwood Community Design Review Board are as follows:

- A. To assure that the development of the area is in accordance with the provisions of the Westwood Community Plan, any applicable specific plans and any design guidelines as may be adopted by the City Council;
- B. To promote orderly, attractive and harmonious development in the multi-residential areas of the Westwood Community which takes into consideration the unique architectural character and the environmental setting of this area;
- C. To provide guidelines and a process for review and approval of design of buildings proposed for construction within the subject area; and
- D. To prevent the development of structures or uses which are not of acceptable exterior design or appearance.

Section 2. (Establishment of the Westwood Community Design Review Board)

The City Council hereby establishes the Westwood Community Design Review Board for the Westwood Village Specific Plan Area and all areas zoned R2, RD, R3, R4, and R5 in the Westwood Community Plan Area shown within the heavy black lines on the maps in Figures 1 through 10.

Section 3. (Prohibition)

- A. No building permit shall be issued for any new building, structure, or the enlargement of any existing building or structure, unless site plans, elevations, floor plans, and/or other graphic representation of said development have been reviewed and approved by the Director of Planning acting on the recommendation of the Westwood Community Design Review Board.
- B. No sign permit shall be issued for any new sign in Westwood Village, unless a graphic representation and location plan of said sign has been reviewed and approved by the Director of Planning acting on the recommendation of the Westwood Community Design Review Board.

Section 4. (Composition)

The Westwood Community Design Review Board ("Design Review Board") shall consist of seven (7) members. The members shall be appointed by the Councilmember of the Council district containing the Westwood Community. The Design Review Board shall be constituted as follows: (a) two members shall be licensed architects; (b) two members shall be from among the following disciplines: landscape architecture, urban planning, architectural historic preservation; and (c) three additional members. All members shall reside in the Westwood Community Plan Area, provided, however, that if no one is eligible for appointment in the designated discipline who is a resident of the area, the Councilperson may make such appointments without regard to the residency requirement.

Section 5. (Quorum)

All members of the Design Review Board shall be entitled to vote. Four members of the Design Review Board shall constitute a quorum for purposes of conducting a meeting. The decisions of the Design Review Board shall be concurred in by at least four members.

Section 6. (Term of Office)

Of the original seven members, three shall be appointed for a two-year term, and four for a three-year term. Thereafter, the term of each member appointed to a full term shall be three years. A member may be appointed to a maximum of two terms.

Section 7. (Vacancies)

In the event a vacancy occurs during the term of a member of the Design Review Board, the same official or successor of the official who appointed the member shall make an interim appointment to fill the unexpired term of the member. Where the member is required to have specific qualifications, the vacancy shall be filled by a person having such qualifications.

Section 8. (Authority and Duties)

The Design Review Board shall advise the Director of Planning ("Director") on aspects of exterior design, site layout, landscaping, height and bulk of any building, structure, sign or other development of property or appurtenances or alterations thereto after reviewing plans, elevations and/or other graphic representations for development which is under the jurisdiction of the Design Review Board to assure compliance with the criteria set forth in this Ordinance.



## EAST WESTWOOD VILLAGE

Figure 1

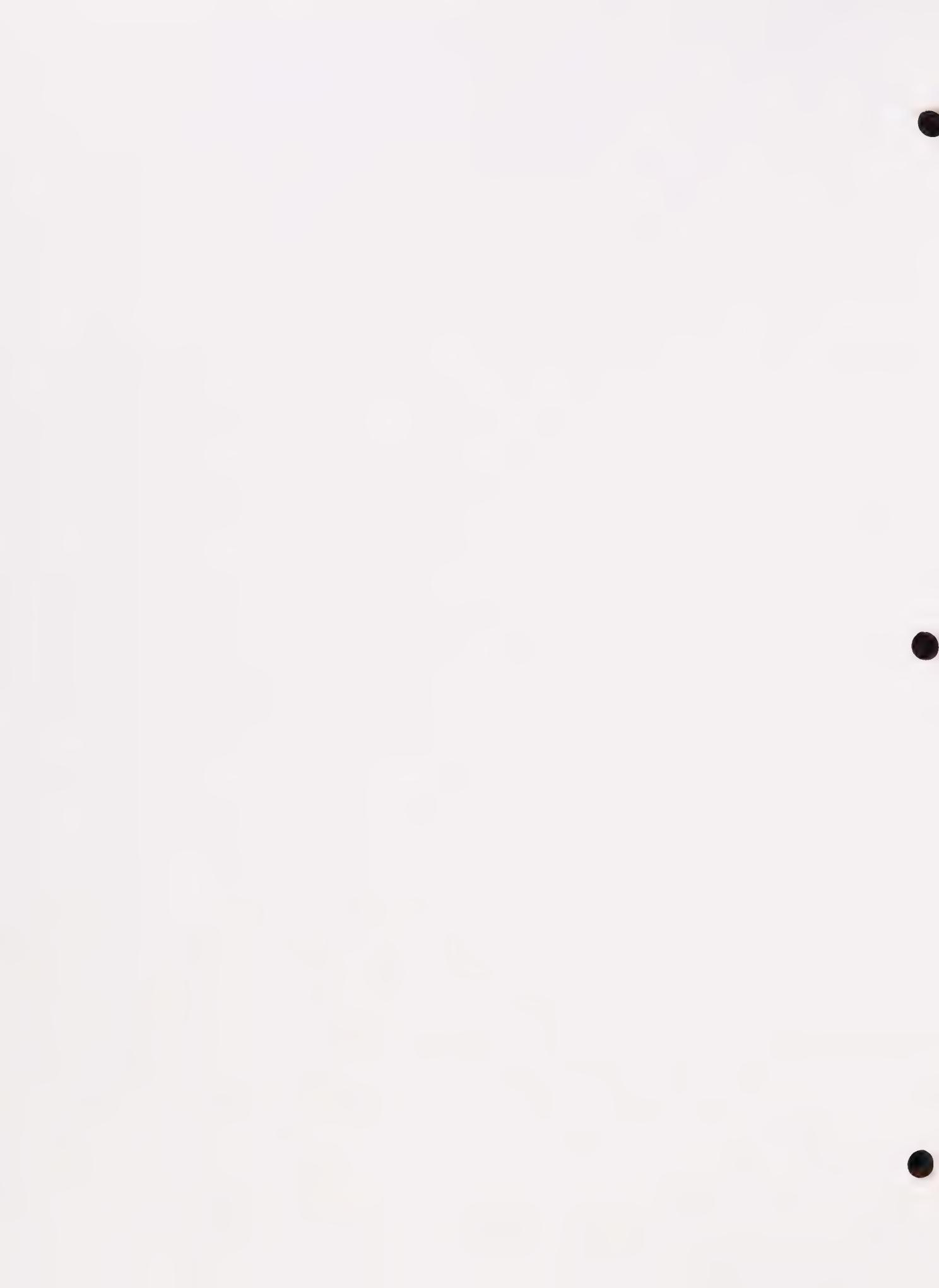




## SOUTH OF WILSHIRE BLVD. - EAST OF THE MORMON TEMPLE

MULTIPLE RESIDENTIAL AREA

Figure 3





## ASHTON AVENUE

Figure 4





## BEVERLY GLEN BLVD / DEVON / ASHTON AREA

Figure 5





## SEPULVEDA BLVD. & CHURCH LANE

WESTWOOD COMMUNITY PLAN

### RESIDENTIAL AREA

Figure 6





## R4 AREA SOUTH OF WILSHIRE

Figure 7

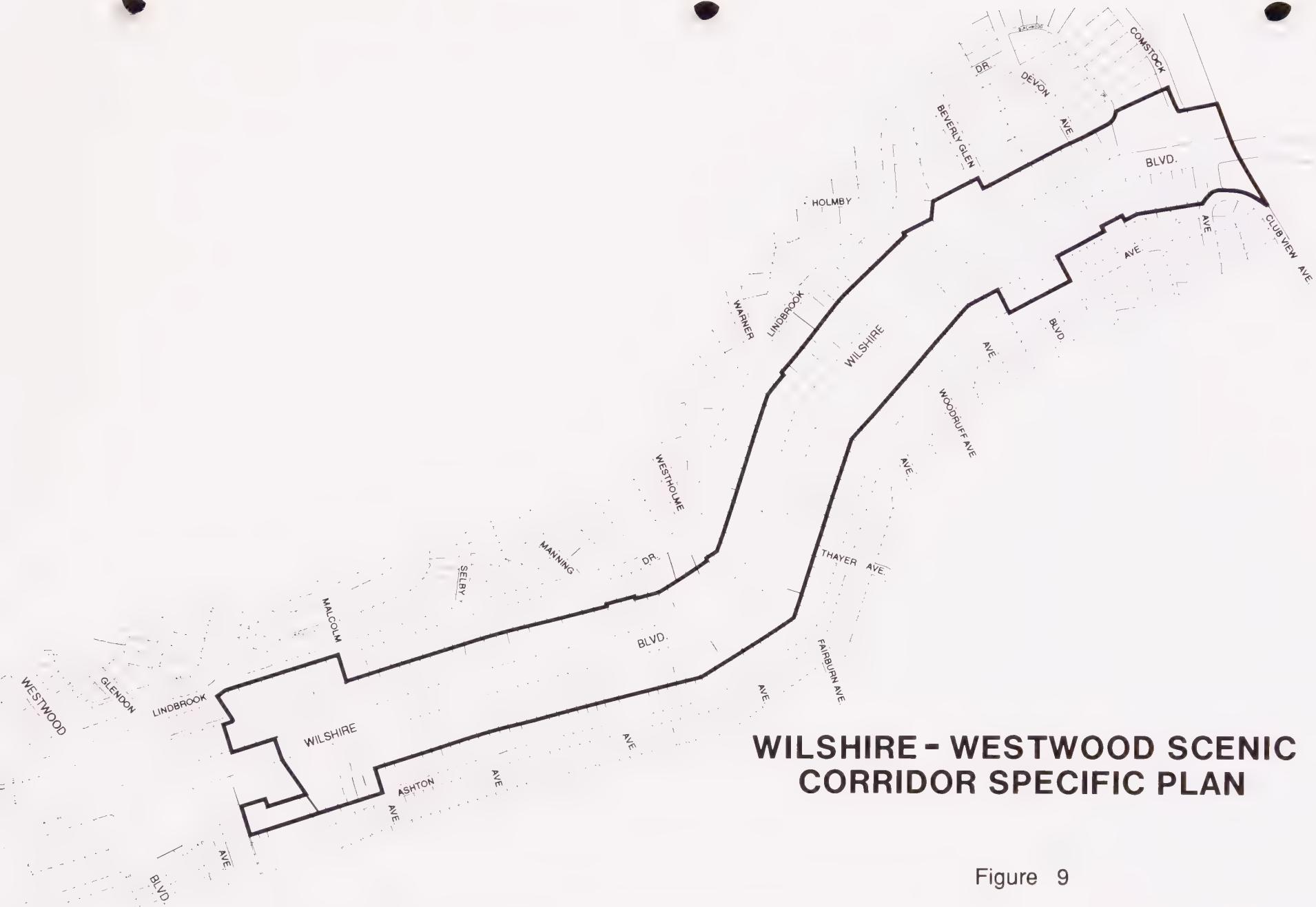




**NORTH WESTWOOD VILLAGE**

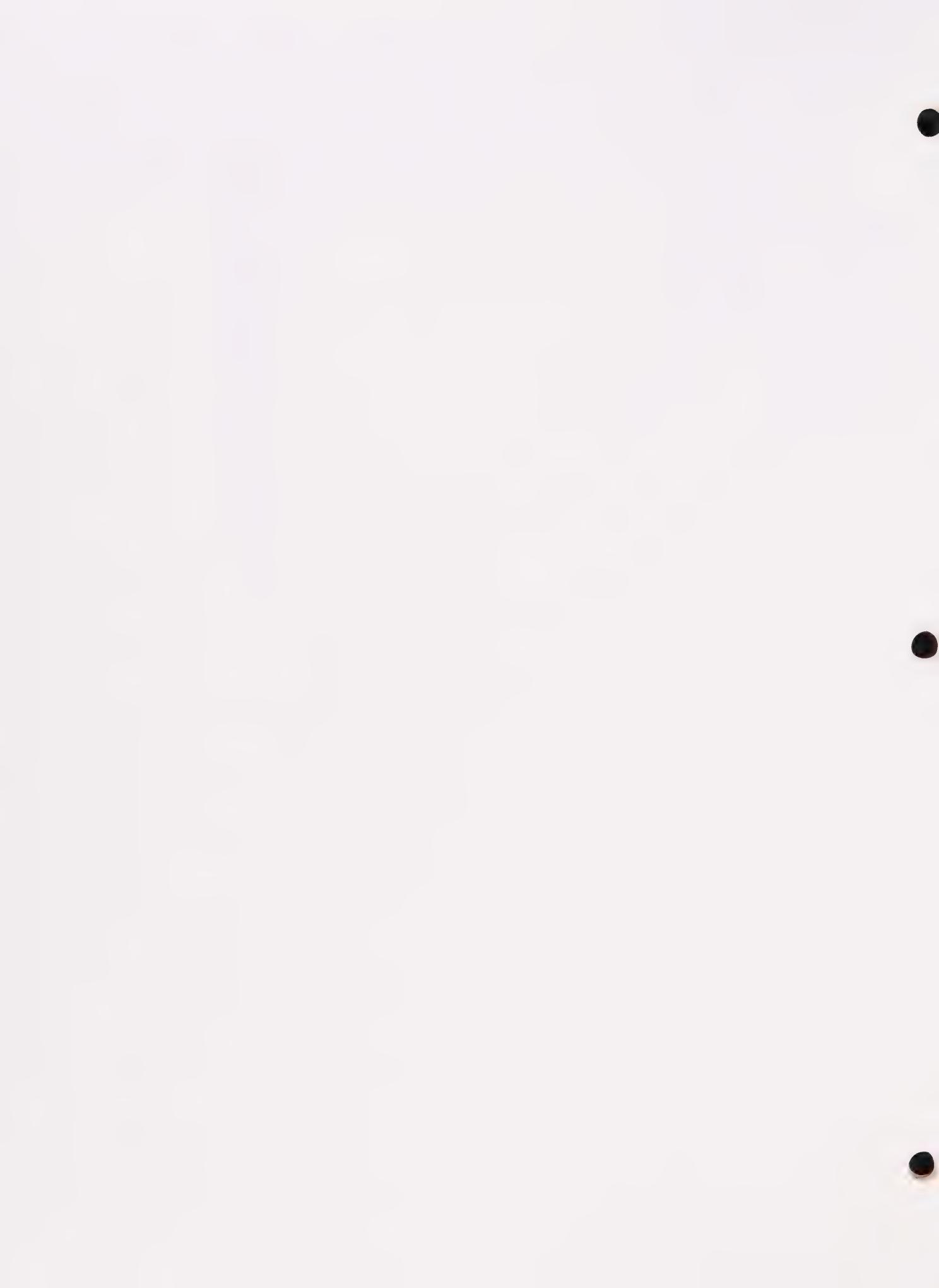
Figure 8





## WILSHIRE - WESTWOOD SCENIC CORRIDOR SPECIFIC PLAN

Figure 9





## Westwood Village

Figure 10



## **Section 9. (Fees)**

The application fee for processing a design review application shall be the same as for an application for specific plan design review approval as set forth in Section 19.01 P of the Los Angeles Municipal Code.

## **Section 10. (Design Guidelines)**

The Design Review Board may adopt specific design guidelines to implement procedures for design review. These guidelines may be illustrations, interpretations, or clarifications of policies established by the Design Review Board. The guidelines shall not become effective until they are approved by the City Planning Commission. The guidelines may be updated as necessary. Copies of the guidelines shall be available from the Department of City Planning.

## **Section 11. (Procedures)**

A. All applications for design review approval shall be submitted to the Office of General Planning in the City Planning Department on a form supplied by the Department. An application shall be deemed complete only if all the applicable items listed below are included with the application:

- (1) Site plan (including illustration of shadow impacts on December 21),
- (2) Landscape plan,
- (3) Floor plan,
- (4) Elevations (including adjacent buildings or structures),
- (5) Sign plan (when applicable),
- (6) Samples of exterior building materials and/or sign construction materials.

B. Action of Design Review Board. The Director shall refer the application to the Design Review Board for its recommendation within ten working days of the Department's acceptance of the completed application. The Design Review Board shall review the project and submit its findings to the Director within twenty working days of such referral or within such additional time as is mutually agreed upon in writing between the applicant and the Design Review Board. These findings shall indicate a recommendation of approval, disapproval or approval with modifications to the project. The Design Review Board shall use any applicable specific plans and/or adopted design guidelines which pertain to the area in which the project is located in evaluating the project. Additionally, the Design Review Board's review shall consider compliance with the following criteria:

- (1) Whether all proposed structures conform to all of the provisions contained within the Westwood Community Plan and any applicable specific plans or design guidelines.

(2) Whether all proposed structures are designed so as not to cast shadows on one-third or more of any adjacent residential structure as projected on a plan view for more than two hours between the hours of 9 a.m. and 3 p.m. on December 21.

(3) Whether all proposed buildings are designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubs, equipment, or other related appurtenances are adequately screened from public view, unless such appurtenances have been used as an integral component in the design.

(4) Whether the proposed buildings are compatible with the surrounding buildings in terms of design, massing, and architectural integrity.

(5) Whether any portion of a parking garage visible above grade is architecturally integrated with the design of the building.

(6) Whether the landscape design has a variety of plant materials throughout the project which are compatible.

(7) Whether the landscape design representation of the plant materials accurately reflects their growth habit at maturity.

(8) Whether the proposed development is in conformity with the Los Angeles Municipal Code and other applicable laws insofar as zoning and land use are involved.

C. The Director shall within ten working days following receipt of the recommendation of the Design Review Board, approve, disapprove, or modify said recommendation and forward a copy of the determination to the applicant, Design Review Board, and Department of Building and Safety.

## **Section 12. (Transfer of Jurisdiction)**

In the event the Design Review Board fails to act on an application within the time limit specified in this Ordinance, the applicant may file a request for a transfer of jurisdiction to the Director for a determination of the original application. If such a request is filed, the Design Review Board shall lose jurisdiction. Such request shall be filed in the Office of General Planning of the City Planning Department. Thereupon, the request and the Design Review Board's files shall be transmitted to the Director, who shall make a decision within ten working days of receipt of the Design Review Board file.

## **Section 13. (Appeals)**

A. Any applicant, member of the City Council, the Mayor, or any other interested person adversely affected by a determination of the Director pursuant to this Ordinance, may appeal the Director's determination to the City Planning Commission and may thereafter appeal the action of the City

Planning Commission to the City Council. Such appeals must be made within 15 days after the date of mailing of the Director's determination or the City Planning Commission's determination if appealed to the City Council, pursuant to the procedures prescribed for Tentative Maps in Section 17.06 of the Los Angeles Municipal Code.

B. Fees for filing an appeal from the Director's determination by the applicant shall be the same as those for an appeal from a decision on an application for specific plan design review approval, as set forth in Section 19.01 P of the Los Angeles Municipal Code. Fees for appeals by a person other than the applicant shall be as provided in Section 19.01 K 2 of the Municipal Code.

WESTWOOD COMMUNITY DESIGN REVIEW BOARD  
SPECIFIC PLAN  
ORDINANCE 163.203  
EFFECTIVE MARCH 5, 1988

ADMINISTRATIVE RESPONSIBILITIES

**Applicant**

- o Applicant must file an application for Design Review for any new multi-family building, structure or the enlargement of any existing multi-family building in the Westwood Community Plan area or the erection of any sign in Westwood Village.

**Design Review Board**

- o The Westwood Community Design Review Board, upon receipt of the project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.

**Department of City Planning**

- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's action on a project, will approve, disapprove or modify said recommendations and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.

**Appeal**

- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.







# Westwood Community Plan Multiple Family Residential Specific Plan

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WESTWOOD COMMUNITY PLAN  
MULTIPLE FAMILY RESIDENTIAL  
DEVELOPMENT STANDARDS SPECIFIC PLAN  
ORDINANCE 163,203  
EFFECTIVE MARCH 5, 1988

SUMMARY OF PROVISIONS

The purposes of the Westwood Community Plan Multiple Family Residential Development Standards Specific Plan are

- o To enhance the future development of the area by establishing coordinated and comprehensible standards for parking, height, design, building massing, open space and landscaping for new projects in the area;
- o To promote orderly, attractive and harmonious multiple-family residential development in the Westwood community which takes into consideration the architectural character and environmental setting of the community;

**Westwood Design Review Board**

- o The Westwood Community Design Review Board consists of seven members. The members are appointed by the Councilmember of the Fifth Councilmanic District containing the Westwood Community. Four members of the Design Review Board constitute a quorum for purposes of conducting a meeting of the Design Review Board.

**Authority and Duties**

- o The Design Review Board advises the Director of Planning on aspects of exterior design, site layout, landscaping, height and bulk of buildings, signs or alterations to existing structures thereto after reviewing plans, elevations and/or other graphic representations for development which is under the jurisdiction of the Design Review Board to assure compliance with the criteria set forth in the Ordinance.

**Design Standards**

**OPEN SPACE**

Projects in the zones specified below shall provide the minimum amount of open space per dwelling unit, as follows:

ZONE	OPEN SPACE PER DWELLING UNIT
R5	50 square feet
R4	100 square feet
R3	200 square feet
R2, RD	350 square feet

A minimum of 50 square feet of open space shall be provided for each guest room.

The required open space area shall be on the ground level, except that one fourth of the required space may be located above the ground level. A minimum of 50 percent of the open space must be landscaped.

**Walkways**

Any project which is built on one or more lots with a width of 150 feet or more, shall have a walkway which is a minimum of 10 feet in width for every 50 feet of lot width. Required walkway areas may be combined.

**Parking Standards**

No building or structure shall be erected or enlarged unless the following parking spaces are provided:

- o At least 2 1/4 parking spaces for each dwelling unit containing four habitable rooms or less. One additional parking space shall be provided for dwelling units with more than four habitable rooms.
- o At least 1 1/4 parking space for each guest room or efficiency dwelling unit.
- o Of the parking spaces required, guest parking shall be provided at a ratio of 1/4 space for every dwelling unit, guest room, or efficiency dwelling unit.

**Yard Requirements**

- o A minimum of 50 percent of each of the required front, rear and side yards shall be landscaped.
- o Projects which immediately abut an R1 or more restrictive zone on the rear property line shall have a rear yard of at least 20 feet in depth.

**Garage**

Only one level of a parking garage shall be permitted above the natural existing grade, up to a maximum of seven feet in height. All other levels of parking must be in a subterranean garage.

**Landscape Standards**

All projects shall incorporate landscaping. A landscape plan prepared by a licensed architect or landscape architect shall be submitted to the Westwood Community Design Review Board for review and approval.

#### **Street Trees**

- o Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of one for every 30 lineal feet of street frontage abutting the project.
- o Street trees shall be at least 12 feet in height and not less than three inches in caliper at the time of planting.

#### **Design Review Board**

- o The Westwood Community Design Review Board, upon receipt of a project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.
- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.
- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.

Part 2

WESTWOOD COMMUNITY PLAN  
MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT STANDARDS SPECIFIC PLAN  
ORDINANCE 163.203  
EFFECTIVE MARCH 5, 1988

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**WESTWOOD COMMUNITY PLAN  
MULTIPLE FAMILY RESIDENTIAL  
DEVELOPMENT STANDARDS SPECIFIC PLAN  
ORDINANCE 163,203  
EFFECTIVE MARCH 5, 1988**

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Multiple family residential buildings in Westwood Community Plan	R2,RD,R3,R4,R5	2	Walkways - required		6B
			Projects with lot width of 150 ft.	Walkway 10 feet wide for every 50 feet of lot	6B1
Project	Construction of or addition to residential building	4	Building Setbacks - Projects within 200 ft. of R1 zone	Setback 10 feet all levels above first floor	6C1
Building Height		5A		40% of setback must be landscaped	6C2
Projects which abut an R1 zone	If height of houses within 100 ft. of property is between 34-45 ft., building height limited to 45 feet maximum	5A1	Garage	1 level of parking above grade up to 7 ft. in height	6D
	If height of houses within 100 ft. of property is less than 34 ft., building height limited to 33 feet maximum	5A2	Yard Requirements	All other levels must be subterranean	
				50% of front, rear and side yards must be landscaped	6E
Parking - required	2 1/4 spaces for each dwelling unit with 4 habitable rooms	5B1	Landscape Standards	Landscape plan must be submitted to Westwood DRB	7A1
	3 1/4 spaces for each dwelling unit with more than 4 habitable rooms		Street Trees	1 tree required for every 30 lineal feet of street frontage	7B1
	1 1/4 spaces for each guest room	5B2		12 feet in height 3 inches in caliper	7B2
Design Standards			Design Review Standards	All projects must be reviewed and approved by Director of Planning acting on recommendation of Westwood DRB	8
Open Space - required		6A1		A:TDB-O397	
R5	50 sq. ft. per dwelling unit				
R4	100 sq. ft. per dwelling unit				
R3	200 sq. ft. per dwelling unit				
R2, RD	350 sq. ft. per dwelling unit				
	50 sq. ft. of open space per guest room	6A2			
	Minimum of 50% of open space must be landscaped	6A3			

ORDINANCE NO. 163,203

A Specific Plan Ordinance establishing development standards for multiple-family residential buildings in specified portions of the Westwood Community Plan Area.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

**Section 1. (Purposes)**

The purposes of this Specific Plan are as follows:

A. To assure that the development of the area is in accordance with the provisions of the Westwood Community Plan;

B. To enhance the future development of the area by establishing coordinated and comprehensible standards for parking, height, design, building massing, open space and landscaping for new projects in the area;

C. To promote orderly, attractive and harmonious multiple-family residential development in the Westwood community which takes into consideration the architectural character and environmental setting of the community;

D. To enhance the aesthetic qualities of multiple-family residential development so that it is more harmonious with adjacent single-family neighborhoods; and

E. To adequately buffer single-family residential uses from adjacent multiple-family residential development to the greatest extent feasible.

**Section 2. (Establishment of Specific Plan)**

The City Council hereby establishes the Westwood Community Development Standards Specific Plan for new multiple-family residential buildings in the R2, RD, R3, R4, and R5 Zones in those portions of the Westwood Community Plan Area shown within the heavy black lines on the maps in Figures 1 through 7. The Wilshire Westwood Scenic Corridor Specific Plan area and North Westwood Village Specific Plan area are exempt from the provisions of this Ordinance.

**Section 3. (Relationship to Other Provisions of the Municipal Code)**

A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code and any other ordinance and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter, except as specifically provided herein.

B. Wherever this Specific Plan contains provisions which differ from provisions contained in Chapter I of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Los Angeles Municipal Code. An application for an exception from this Specific Plan pursuant to Section 11.5.7 D of the Los Angeles Municipal Code does not require any additional application pursuant to the provisions of Sections 12.24 B of the Los Angeles Municipal Code.

**Section 4. (Definitions)**

The following words, whenever used in this ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code, if defined therein.

**Open Space** - An area open from the ground to the sky, which is free of buildings, structures, storage areas, surface parking for automobiles or trucks, or other improvements, but may include walkways or outdoor recreational areas (i.e., swimming pools, barbecue and picnic areas, areas devoted to sports, games and hobbies, fountains, ponds, benches and other similar amenities). Allowable projections as specified in Section 12.22 C 20 of the Los Angeles Municipal Code are permitted.

**Project** - The erection, construction of or addition to any residential building or structure, or the alteration of any such buildings or structure which increases the height, floor area, number of dwelling units or number of guest rooms.

**Subterranean Garage** - A garage for the parking of automobiles and other vehicles beneath a building and designed such that the ceiling of the uppermost parking level will not extend above the adjacent existing natural grade.

**Section 5. (Land Use Regulations)**

A. **Building Height** - Projects which immediately abut an RI or more restrictive zone shall meet the following height restrictions:

1. If the average height of the single-family houses within 100 feet of the subject property is between 34 and 45 feet, the building height shall be limited to a maximum of 45 feet in height.

2. If the average height of the single-family houses within 100 feet of the subject property is less than 34 feet, the building height shall be limited to a maximum of 33 feet in height.

3. **Exception** - When the highest existing elevation of the land of the abutting property in the RI zone or a more restrictive zone exceeds the lowest grade of a multiple-dwelling zoned property by more than five feet, a building or

structure on the multiple-dwelling zoned property may exceed the height specified in paragraphs 1 and 2 by the number of feet represented by the difference between such grade and elevation. However, at no point shall the roof of the multiple-family structure exceed a height of 45 feet as measured from the grade immediately adjacent thereto, and no portion of the structure shall exceed 33 feet above the lowest point of the property line contiguous to the RI or more restrictive zone.

B. Parking Standards - No building or structure shall be erected or enlarged unless the following parking spaces are provided and maintained:

1. At least 2 1/4 parking spaces for each dwelling unit containing four habitable rooms or less. One additional parking space shall be provided for dwelling units with more than four habitable rooms.

2. At least 1 1/4 parking spaces for each guest room or efficiency dwelling unit.

3. Of the parking spaces required, guest parking shall be provided at a ratio of 1/4 space for every dwelling unit, guest room, or efficiency dwelling unit. Guest parking shall be clearly identified.

## Section 6. (Design Standards)

### A. Open Space

1. Projects in the zones specified below shall provide the minimum amount of open space per dwelling unit, as follows:

ZONE	OPEN SPACE PER DWELLING UNIT
R5	50 square feet
R4	100 square feet
R3	200 square feet
R2, RD	350 square feet

2. A minimum of 50 square feet of open space shall be provided for each guest room.

3. The required open space area shall be on the ground level, except that one fourth of the required space may be located above the ground level. A minimum of 50 percent of the open space must be landscaped.

4. Projects with stories above the first habitable level, which are set back at least 10 feet in depth from the level immediately below it, may include these setback areas toward the open space requirement, provided 40 percent of such setback area is landscaped.

5. Paved areas shall consist of the following materials: stamped concrete, tile and/or brick pavers.

6. Required yard areas shall not be included as part of the required open space area, except that 50 percent of the front and/or rear yards may be included as a portion of the required open space area, provided such yard area is landscaped.

### B. Walkways.

1. Any project which is built on one or more lots with a width of 150 feet or more, shall have a walkway which is a minimum of 10 feet in width for every 50 feet of lot width. Required walkway areas may be combined.

2. At a minimum, walkways shall extend from the front property line for 50 feet or to the midpoint of the lot, whichever is less. The paved portions of walkways shall not exceed 40 percent and the remaining area must be landscaped. Paved areas shall consist of the following materials: stamped concrete, tile and/or brick pavers.

3. Walkway areas may be included as part of the open space requirements except for that portion which is within a required side yard.

C. Building Setbacks. Multi-story projects which are directly across the street and within 200 feet of an RI or more restrictive zone, shall provide additional setback areas on the front elevation of the property. Setback requirements shall be as follows:

1. All levels above the first habitable level shall be set back a minimum of ten feet from the level immediately below it.

2. Forty percent of the setback areas must be landscaped.

3. Projects which are directly across the street and within 200 feet of the University of California at Los Angeles campus are exempt from the requirements set forth in this Subsection.

4. The setbacks set forth in this subsection are not required if the height of the building or structure as defined in Section 12.30 of the Los Angeles Municipal Code is 33 feet or less.

D. Garage. Only one level of a parking garage shall be permitted above the natural existing grade, up to a maximum of seven feet in height, measured to the floor elevation of the level immediately above the parking garage. All other levels of parking must be in a subterranean garage. Any portion of the parking garage above grade shall be mechanically ventilated and enclosed except for the driveway.

### E. Yard Requirements.

1. A minimum of 50 percent of each of the required front, rear and side yards shall be landscaped.

2. Projects which immediately abut an RI or more restrictive zone on the rear property line shall have a rear yard of at least 20 feet in depth.

3. Projects which immediately abut an RI or more restrictive zone on the side property line shall have a side yard of at least 10 feet in width.



## EAST WESTWOOD VILLAGE

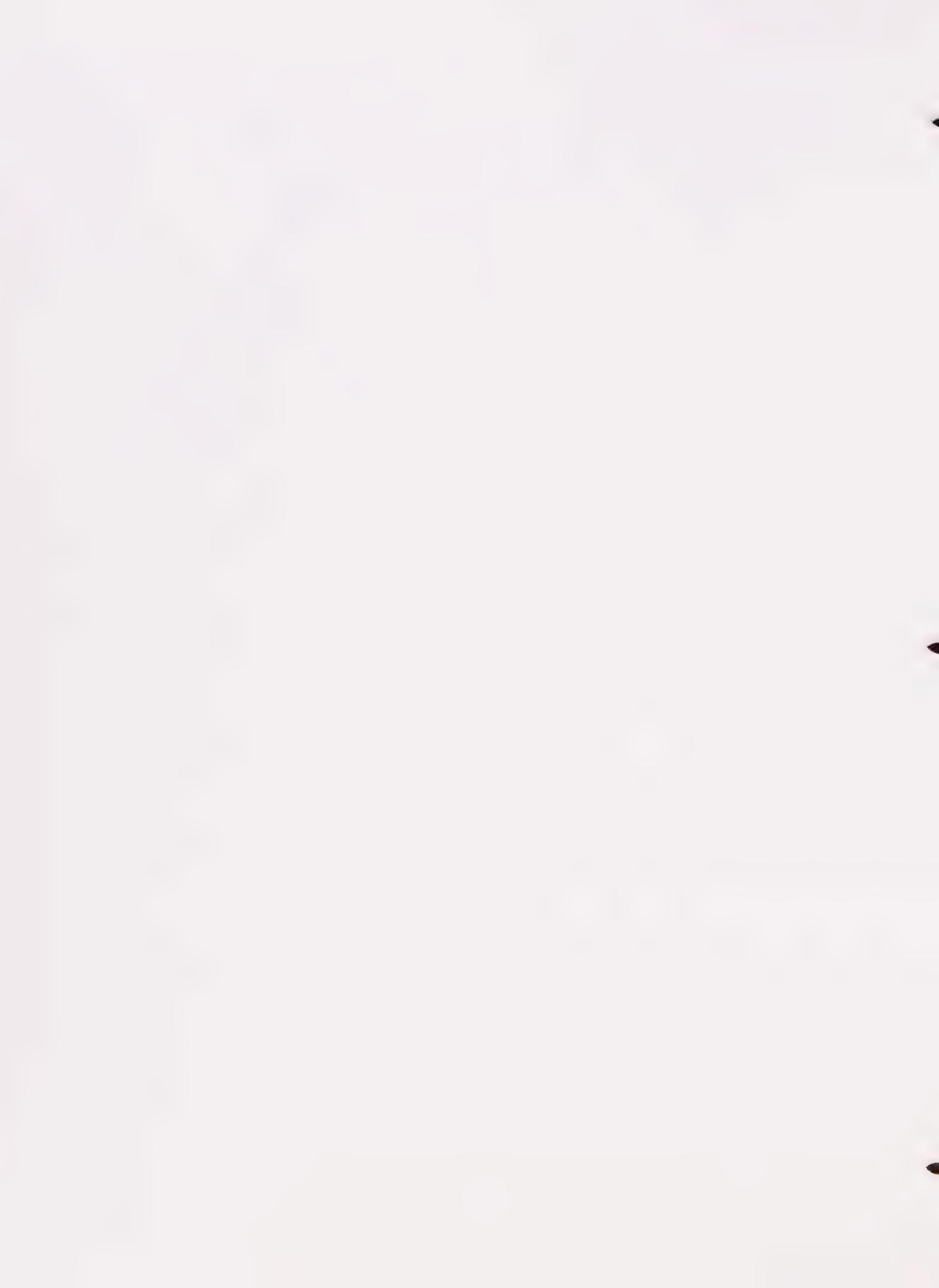
Figure 1





## MULTIPLE FAMILY RESIDENTIAL SOUTH OF WILSHIRE / WEST OF THE MORMON TEMPLE

Figure 2





## SOUTH OF WILSHIRE BLVD. - EAST OF THE MORMON TEMPLE

MULTIPLE RESIDENTIAL AREA

Figure 3





## ASHTON AVENUE

Figure 4





## BEVERLY GLEN BLVD / DEVON / ASHTON AREA

Figure 5



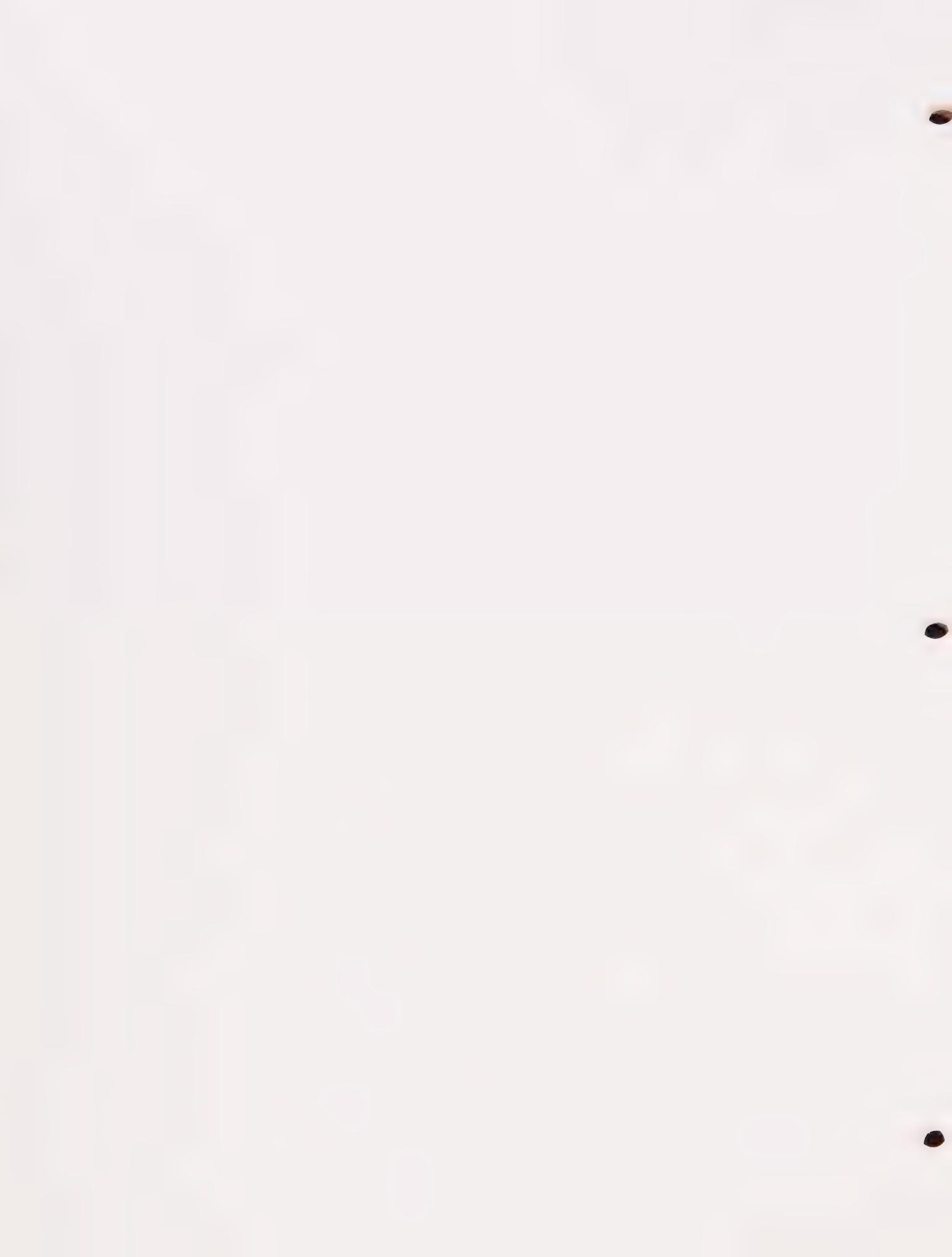


## SEPULVEDA BLVD. & CHURCH LANE

WESTWOOD COMMUNITY PLAN

RESIDENTIAL AREA

Figure 6





## R4 AREA SOUTH OF WILSHIRE

Figure 7



F. Buffer. Projects which immediately abut an RI or more restrictive zone shall have and maintain an 8-foot-high split-face decorative masonry wall. The wall shall have a top cap and have the split face facing the single-family residence. For every 4 linear feet of wall, one 15 gallon tree shall be planted at the edge of the wall.

G. Screening. Any structure on the roof, such as air conditioning units, antennae, and other equipment, except solar panels, shall be fully screened from view from any adjacent properties, as seen from the grade.

#### Section 7. (Landscape Standards)

A. General Requirements - All projects shall incorporate landscaping in conformance with the following requirements:

1. A landscape plan prepared by a licensed architect or landscape architect shall be submitted to the Westwood Community Design Review Board for review and approval.

2. Landscape plans shall include the approximate size at maturity and location of all proposed plant materials, the scientific and common names of such plants materials, the proposed irrigation plan and the estimated planting schedule. The plan shall identify the length of time in which plant maturity will be attained.

3. Use of artificial plants for exterior landscaping shall be prohibited.

4. Landscaped areas shall be planted with a variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes or flowers.

#### B. Street Trees.

1. Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of one for every 30 lineal feet of street frontage abutting the project.

2. Street trees shall be at least 12 feet in height and not less than three inches in caliper at the time of planting.

#### Section 8. (Design Review Standards)

No building permit shall be issued for any project unless site plans, elevations and/or other graphic representation of said development have been reviewed and approved by the Director of Planning acting on recommendation of the Westwood Community Design Review Board.

Part 5

WESTWOOD COMMUNITY DESIGN REVIEW BOARD  
SPECIFIC PLAN  
ORDINANCE 163,203  
EFFECTIVE MARCH 5, 1988

ADMINISTRATIVE RESPONSIBILITIES

**Applicant**

- o Applicant must file an application for Design Review for any new multi-family building, structure or the enlargement of any existing multi-family building in the Westwood Community Plan area or the erection of any sign in Westwood Village.

**Design Review Board**

- o The Westwood Community Design Review Board, upon receipt of the project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.

**Department of City Planning**

- o The Director of Planning, upon receipt of the Westwood Community Design Review Board's action on a project, will approve, disapprove or modify said recommendations and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.

**Appeal**

- o Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's determination.

# BEL AIR - BEVERLY CREST PLAN

# BRENTWOOD - PACIFIC PALISADES PLAN

SUNSET

SEPULVEDA  
SAN DIEGO

SEPULVEDA  
SAN DIEGO

SUNSET

Specific Plan per  
Ord No 163203 &  
Ord No 163204

Specific Plan per  
Ord No 163203 &  
Ord No 163204

N

COUNTY OF  
LOS ANGELES

# WEST LOS ANGELES PLAN

Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.

**PLAN LAND USE • Westwood** (See Plan booklet for Plan information)

Department of City Planning, Los Angeles, Ca., Con Howe, Director

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June 1991 |



## **Original Credit Page**

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